

RE: ENVIRONMENTAL CONSIDERATIONS PERTAINING TO SUB SERVICING, MARINE WAY
ESTATES PHASE II (SD No. 16/88)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: Municipal Manager
FROM: Director Planning &
Building Inspection

DATE: 1988 May 27

OUR FILE: SD #16/88

SUBJECT: Environmental Considerations Pertaining to
Subdivision Servicing, Marine Way Estates
Phase 2 (S.D. #16/88)

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RECOMMENDATIONS:

1. THAT Item 04, 1988 May 24 Municipal Manager's Report No. 38, be
lifted from the table and Council adopt the recommendation
contained therein authorizing the preparation and execution of
the servicing agreement for Subdivision Reference #16/88.

SUMMARY:

The following report responds to concerns identified by Council
with respect to the servicing for the subject subdivision and
the methods to be employed to ensure pollutants are not
discharged into the Fraser River. Measures to ensure the
preservation of vegetation within the public open space
component adjacent the Fraser River and Kaymar Creek are also
noted.

The conclusion is drawn that appropriate measures are in place
with regard to the protection of the water quality and the
vegetated areas and therefore, it is in order to authorize the
preparation and execution of the subdivision servicing
agreement.

Municipal Manager
re: Environmental Considerations
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1.0 BACKGROUND

Council, on 1988 May 24, received the attached Municipal Manager's Report No. 38, Item 04 which requested authorization to prepare and execute a subdivision servicing agreement. This report was tabled pending receipt of information pertaining to measures to be incorporated into the servicing/development approvals process to ensure that certain environmental considerations are addressed.

2.0 EXISTING SITUATION

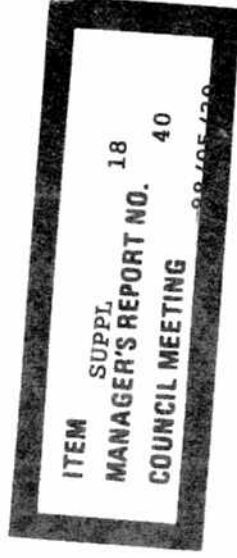
There are a number of procedures which are implemented throughout the design and approval process as follows:

2.1 Initial Subdivision Design, Preservation of Natural Areas

The initial development concept and subdivision configuration were fully reviewed with all agencies with an interest in the Fraser River including the North Fraser Harbour Commission, the Fish and Wildlife Branch of the Ministry of Environment and Parks and Fisheries and Oceans Canada. As a result of this review, significant riparian fringes were identified as meriting retention along the Fraser River and Kaymar Creek. Marine Way Estates recognized this concern and agreed to the dedication of a parcel to the Municipality for this purpose (see Figure 1 attached). The width of the dedicated parcel was specifically designed to provide for retention of the existing vegetation along the Fraser River.

This dedicated area also incorporated portions of Kaymar Creek. In the balance of the Kaymar Creek area, field surveys were undertaken with Provincial, Federal and Municipal staff to identify areas which should be protected. As a condition of subdivision approval, a covenant has been executed between Marine Way Estates and the Ministry of Environment and Parks to ensure the vegetation is left in its natural, undisturbed state within the areas not under Municipal ownership as referenced on Figure 1. Provision has also been made to supplement the existing natural growth through additional tree planting in specific areas.

The Ministry also required the lands outside of these areas to be floodproofed. The fill area has been designed to not disturb the natural areas and Provincial and Municipal staff are confident that this is sufficient.



2.2 Overall Subdivision Service Design, Drainage Implications

The engineering design drawings for the subdivision provide for the collection of storm drainage from public roads into a storm sewer system which connects to designed outfalls. Storm sewer systems are designed to carry storm and surface waters, uncontaminated drainage water, or water resulting from natural precipitation, and are not intended for wastewater. The subject storm sewer drainage area was adjusted to minimize the impact on Kaymar Creek. Working in conjunction with Federal and Provincial Fisheries Agencies, the discharge to Kaymar Creek was limited to 40% of the site area. The remainder of the area was designed to discharge to the Fraser River through three separate outfalls. The location and design of these outfalls were subject to review and approval by the Fraser River Estuary Management Program. This program requires a specific review by all environmental and other regulatory agencies with jurisdiction in the North Arm of the Fraser River.

2.3 Building Permit Controls Applicable to Individual Subdivided Parcels

While storm sewer systems are provided for the collection of uncontaminated drainage water, specific measures need to be employed with regard to individual sites to ensure that water-borne wastes or other pollutants from industrial sources are not discharged to these systems.

At the time of subdivision approval it is not possible to determine the specific industries or businesses which will ultimately occupy the individual sites. They must, however, qualify under the M2 (General Industrial District) zoning regulations. It is with the application for a building permit for a specific use that the Municipality is able to exercise its regulatory powers for onsite works. Each application is reviewed by the Environmental Health Department and site specific measures are required to be incorporated into the development plan according to the nature of the use. Catch basins and interceptors are required on each property. The Environmental Health Department requires the best available technology to be utilized for each given situation.

Once specific uses have been identified, the Environmental Health Department is made aware of any potential hazards or concerns and it then undertakes a systematic monitoring program of these industries and their discharge and other systems. If remedial actions are found to be necessary, they are required to be done.

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2.4 Business License Applications

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In certain situations uses change on individual properties or there are revisions to the nature of a business or businesses in a building. With the application for a Business License, the Environmental Health Department is required to inspect individual premises to determine their capability to adhere to the applicable regulations. If required, additional methods for the storage of materials to prevent discharge or leakage of substances to storm sewers, watercourses or the soil are required. Acceptable methods of disposing or removing wastes or chemical or other deleterious substances are also required where necessary.

The Environmental Health Division will not approve a Business License Application unless a business is in full compliance with Municipal Health and Environment By-laws, Provincial Health and Environment Acts and Federal Environment Legislation.

3.0 SUMMARY CONCLUSIONS:

Staff is confident that satisfactory measures are in place with respect to the environmental concerns raised by Council. The preparation and execution of the subdivision servicing agreement is one facet of the development approval process and recognizes the installation of services for the overall subdivision. The Municipality retains control over the resultant subdivided sites through the issuance of Building Permits and Business Licenses.

It is, therefore, recommended that Council authorize the preparation and execution of a servicing agreement for Subdivision Reference No. 16/88.


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

PB/pja

Attachments

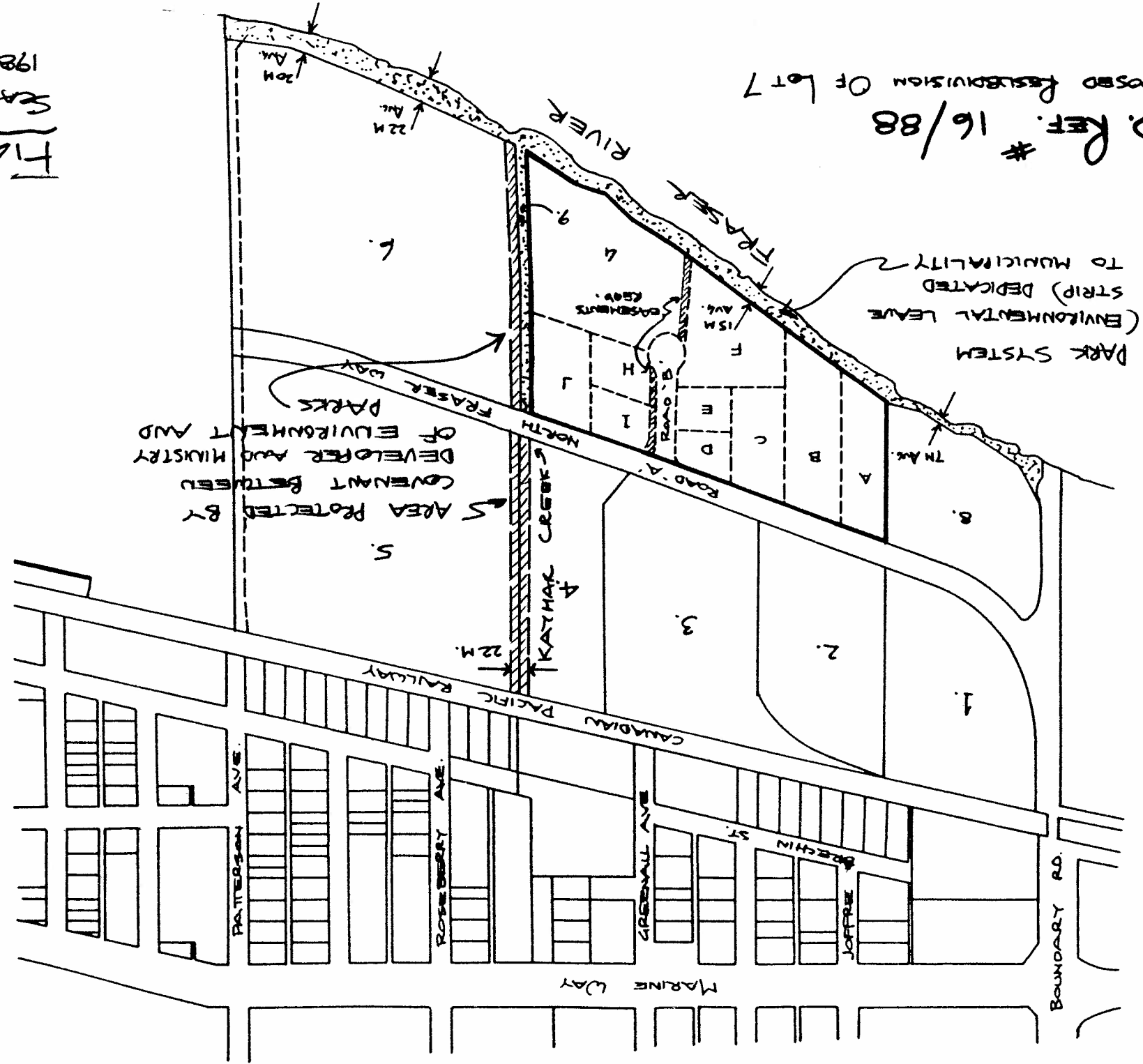
cc: Chief Public Health Inspector
Director Engineering
Director Recreation and Cultural Services
Director Finance

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SCALE 1" = 400'
 1988 MAY 27
 FB

NORTH

FIGURE 1



S.D. REF. # 16/88
 PROPOSED SUBDIVISION OF LOT 7

RE: SUBDIVISION SERVICING AGREEMENT
SUBDIVISION REFERENCE NO. 16/88

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Approving Officer be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1988 May 16

FROM: APPROVING OFFICER

RE: SUBDIVISION SERVICING AGREEMENT
SUBDIVISION REFERENCE #16/88

RECOMMENDATION:

1. THAT Council authorize the preparation and execution of the servicing agreement for Subdivision Reference #16/88.

REPORT

The Planning and Building Inspection Department reports that the Subdivider has completed requirements leading to final approval of the above referenced subdivision, as shown on the attached plan. The following information is provided for inclusion in the servicing agreement.

Servicing Agreement Section No.

Subdivider

Name: Marine Way Estates Ltd.
Address: 900 - 1090 West Georgia St.
Vancouver, B.C., V6E 3V7

Legal Description of all properties within the sub-
division

Portion of Parcel "32", District Lot 161,
Group 1, Reference Plan 64297, N.W.D.

3. Description of Services to be installed by subdivider

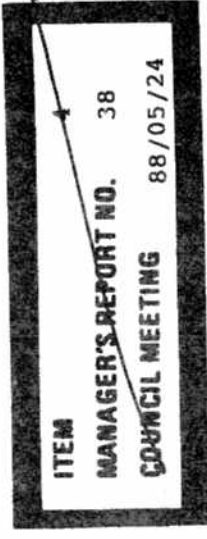
According to schedule attached (Note: this schedule is prepared by the Engineering Department based on the engineering design drawings. The engineering design drawings showing the required servicing described in this report are available for perusal in the Engineering Department).

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Re: Subdivision Servicing Agreement
Subdivision Reference #16/88
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4. Completion Date
The 30th day of August, 1988.

12. Contractor
Name: Bel Construction Ltd.

Address: 18509 - 96th Avenue
Surrey, B.C.
V3T 4W2

Contract Price

Full Amount: \$139,630.00

8. Insurance

Copies of all insurance policies as required in the body of the servicing agreement are to be deposited with the Municipal Solicitor. (Note: these cover: Comprehensive General Liability, Subdivider's Contingency Liability, Completed Operations Liability, Contractor's Liability, and Automobile Liability. The contractor's insurance policies are acceptable if he is doing the work for the subdivider.)

9. Inspection Fee

4% of full contract price: \$5,885.20


10. Irrevocable Letter of Credit or Cash Bond posted with Municipality

\$139,630.00

PB/pja

Att.

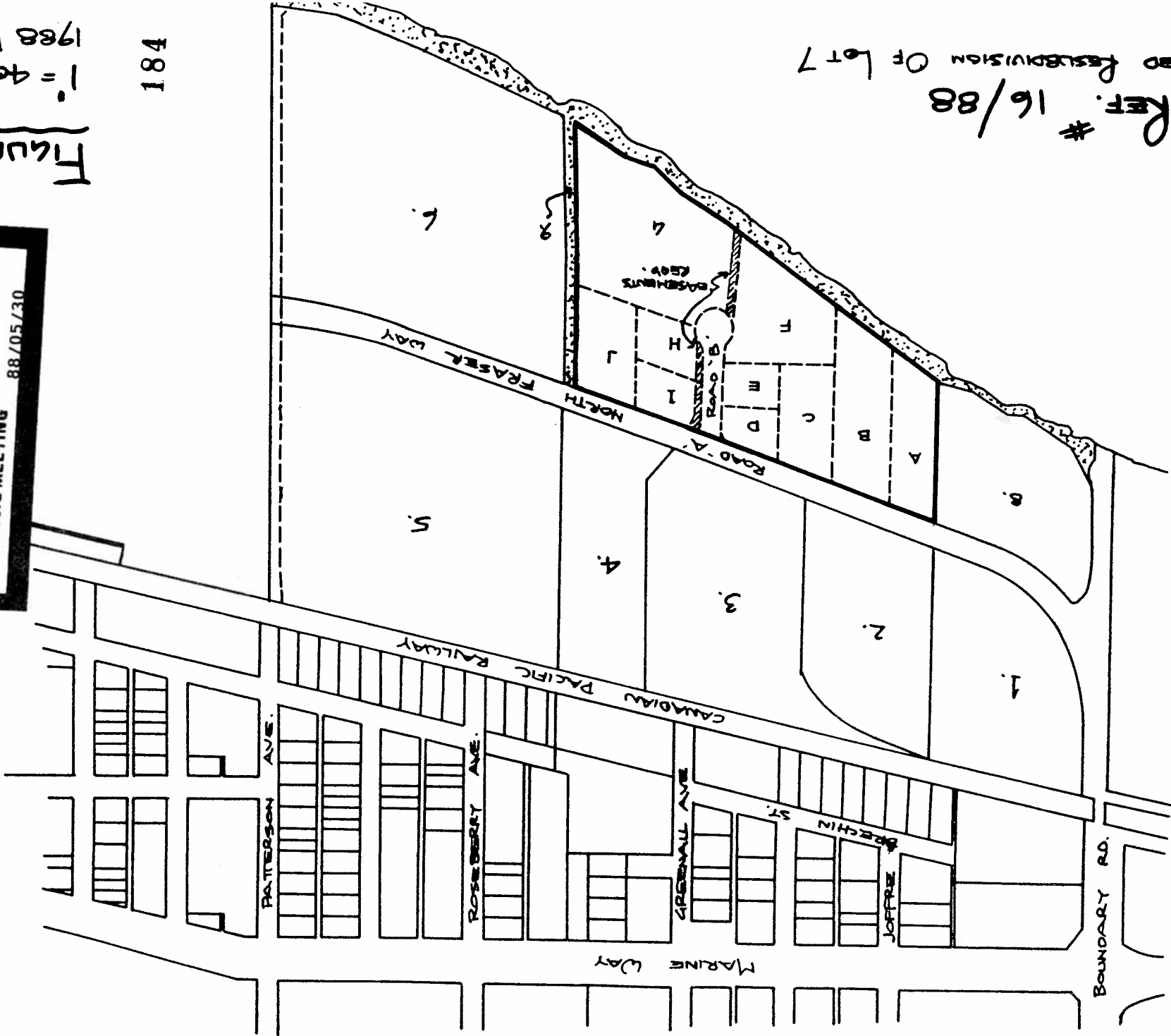
cc: Municipal Solicitor
Director Engineering
Director Finance


A. L. Parr,
APPROVING OFFICER

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Figure 1
 1" = 400' PB
 1988 MAY 06
 NORTH

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 PROPOSED RESUBDIVISION OF LOT 7

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INTER-OFFICE COMM

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TO: APPROVING OFFICER

DATE: 88 05 18

FROM: DIRECTOR ENGINEERING

FILE: MARINE WAY

**SUBJECT: SUBDIVISION SERVICING AGREEMENT
SUBDIVISION REF. #16/88, D.L. 161
MARINE WAY ESTATES, PHASE II**

DESIGN #880515

The following is a list of required works and detailed on the design drawings prepared by Aplin & Martin Engineering Ltd., and received by the Director Engineering as required by the Subdivision Control Bylaw.

1. Water - Construct a water main on Road "B" from Road "A" as shown on design drawing No. 880515 sheet 9 of 10.
2. Sanitary Sewer - Construct a sanitary sewer main within an easement along the west property line of Lots I and J and on Road "B" as shown on design drawing No. 880515 sheet 8 of 10.
Construct sanitary sewer connection to Lot A off Road "A" as shown on design drawing No. 880515 sheet 7 of 10.
3. Storm Sewer - Construct a storm sewer main on Road "A" as shown on design drawing No. 880515 sheet 5 of 10.
Construct a storm sewer main within an easement along the west property line of Lot G and on Road "B: as shown on design drawing No. 880515 sheet 6 of 10.
4. Road - Construct Road "B" as shown on design drawing No. 880515 sheets 3 and 4 of 10.
5. Ornamental Street Lights - Construct ornamental street lights on Road "B" as shown on design drawing No. 880515 sheet 10 of 10.
6. Underground Wiring - Construct underground wiring on Road "B" as required by B. C. Tel and B. C. Hydro.

(Cont'd.)

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7. Boulevard Trees & Grassing - Install boulevard grass and trees on Road "B" as required by the Approving Officer.
8. Easements: Are Required.
9. "As Constructed" Drawings: Are required within ninety (90) days of completion of all works completed under an accepted design.



DIRECTOR ENGINEERING

KGW:jh

cc Assistant Director Engineering, Design
Estimator