

RE: LETTER FROM CN REAL ESTATE LANDS WHICH APPEARED ON THE AGENDA
FOR THE APRIL 30TH MEETING OF COUNCIL (DELEGATIONS ITEM 5)
FILL PERMIT IN THE BIG BEND AREA

MUNICIPAL MANAGER'S COMMENT:

The Municipal Manager and Mr. Larry Morgan, Senior Development Manager, CN Real Estate, have exchanged correspondence which provides agreement between the two parties to commence discussions aimed at achieving an exchange of respective pertinent properties, as suggested by Council at its meeting of 1990 April 30.

Discussions will commence on Friday morning 1990 May 04.

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1990 MAY 01
FROM: DIRECTOR ENGINEERING
SUBJECT: C.N. REAL ESTATE LANDS WEST OF BYRNE ROAD
FILL PERMIT APPLICATION
PURPOSE: To respond to Council's request for information pertaining to C.N. Real Estate's request for a fill permit in the Big Bend.

RECOMMENDATIONS:

1. THAT the Director Engineering be authorized to issue a fill permit as outlined in this report.
2. THAT a copy of this report be sent to C.N. Real Estate, Suite 200, 999 West Hastings Street, Vancouver, B.C., V6C 2W2.

REPORT

BACKGROUND

Council at its meeting of 1990 April 30 heard a delegation from C.N. Real Estate (CNRE) regarding C.N. lands in the Big Bend. The delegation advocated the concept of a land exchange with the Municipality and as a secondary issue, sought approval of a fill permit for CNRE lands west of Byrne Road. Council directed staff to negotiate with CNRE on the matter of the land exchange and, after initial dialogue with CNRE, to report on possible filling of C.N. lands west of Byrne Road. This report addresses the matter of the proposed land fill.

The Big Bend Development Plan is shown on Figure 1 attached and the CNRE lands in question are more particularly identified on Figure 2 attached. In 1989 November, CNRE made application to fill a portion of their lands. Prior to processing the fill permit application, CNRE were advised on 1989 December 08 that they would have to provide:

- map showing location of site
- description of the existing ground conditions
- description of the proposed fill materials
- recommendation(s) on the method of filling such that no injurious impact will be made to the site or surrounding area

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CNRE were further advised that in the event a fill permit were to be issued it would be subject to the following conditions:

- . Filling would take place in strict accordance with the advice and recommendations of a professional engineering geotechnical consultant.
- . The consultant was to conduct regular inspections and certify that the work has been carried out under his direction.
- . Ensurance that the filling would have no injurious effect on the groundwater regime.
- . The permit would be revoked at any time should filling prove to be in contravention of any of the conditions.

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CNRE responded in 1990 January 09 by providing a geotechnical consultant report containing the information which we had requested.

Council at its meeting of 1990 January 29 were advised that staff intended to take a staged approach to the issuance of a permit. Rather than issue a fill permit for the entire site it was proposed to issue a limited, interim permit for a specific area to allow sufficient time for a proposed comprehensive drainage plan to be developed. Council subsequently directed that new fill permits be held in abeyance and consequently no further action was taken at that time.

Following Council's direction of 1990 April 30, staff resumed discussions with CNRE.

DISCUSSION

CNRE have retained the professional engineering firm of MacLeod Geotechnical Ltd. to assist them in the development of a filling program. CNRE have refined the interim fill area as shown on Figure 3 attached. This area represents approximately 15 acres of the 80-85 acre site. It is proposed that the area be filled with a clean granular inorganic material from building excavations. The material would be placed in thin (0.5-1m) lifts. The geotechnical consultant has provided recommendations regarding site drainage which include a 15m (50 ft) buffer strip from existing watercourses.

Staff are of the opinion that a limited interim fill program can proceed on this site without any adverse effects. Filling is the common method of site development of industrial lands with poor soils. Filling and preloading assist in minimizing future settlement within the compressible soil. The fill and preload program within the CN lands will ultimately require the material to be placed in consecutive lifts to a depth of several metres. The interim site selected by CNRE is the most logical because it provides easy truck access and avoids conflict with any watercourses.

Staff can support the issuance of an interim fill permit based on the guidelines previously outlined in this report and as recommended by the geotechnical consultant.

Notwithstanding the recommendation by the geotechnical consultant that a 15m (50 ft) buffer be maintained from watercourses, staff

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have advised CNRE that as an additional measure of safeguard, all interim filling shall be setback a minimum of 30m (100 ft) from all watercourses and/or site boundaries.

CNRE has stated that filling of the entire site may take several years. Staff would concur with this statement. To provide a comparison, filling has been ongoing on the golf course site since 1982 and filling on the adjacent Municipal industrial lands has proceeded intermittently over the same time frame. Both sites are as yet incompletely filled.

The 15 acre interim site proposed by CNRE conceivably could receive two lifts of 1m (3 ft) depth over the summer "filling season". This volume would translate into approximately 150,000 cu yds which, although fairly insignificant in the overall scheme of development, would represent a reasonable initial program.

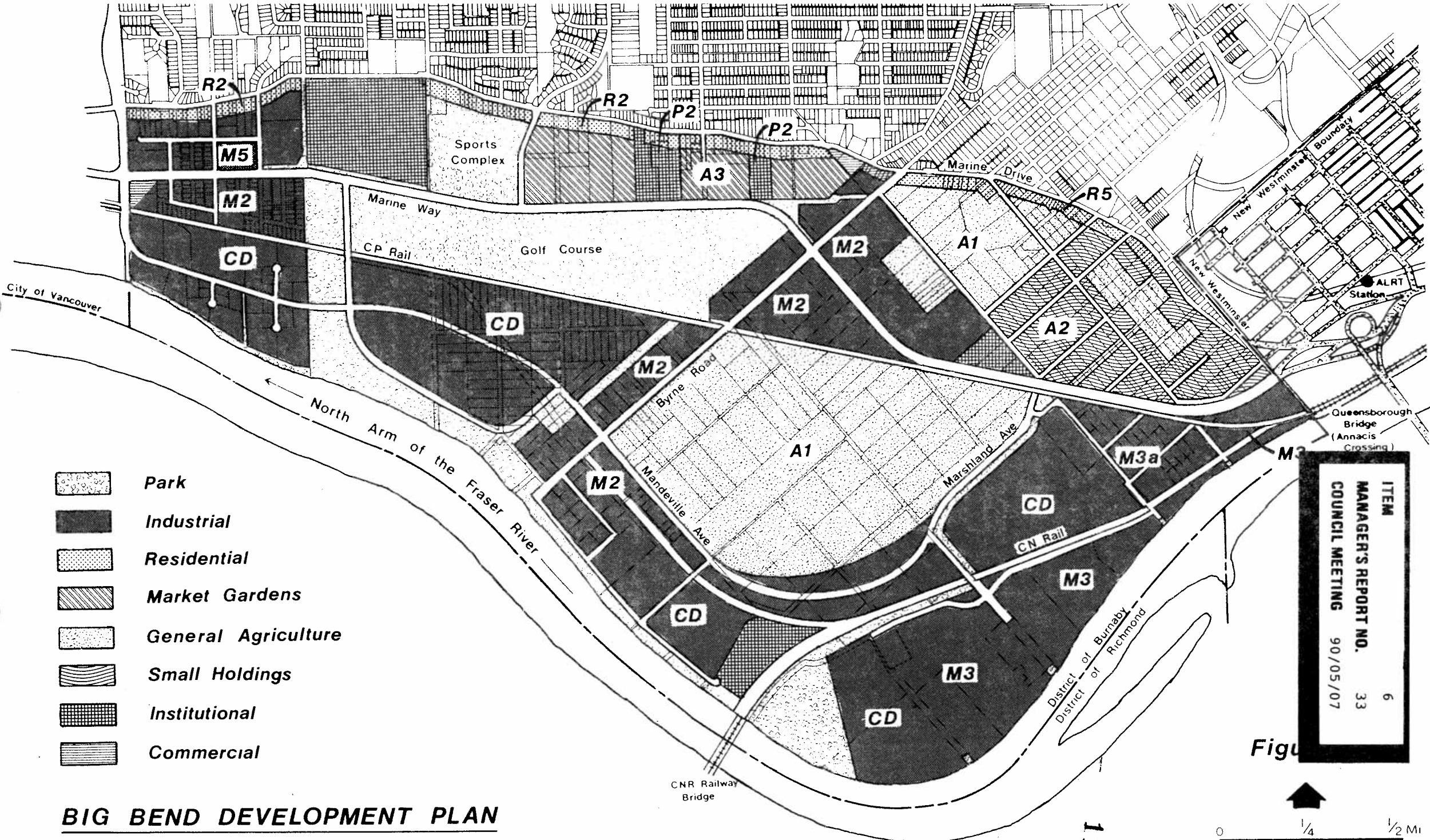
CONCLUSION

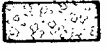







Staff would recommend that an interim fill permit be issued to CNRE to permit filling on their lands as shown on Figure 3. This program would be conducted under the auspices of a Professional Engineer specializing in the geotechnical field. The permit would be issued subject to the conditions contained within this report and the further provision that a fill setback of 30m (100 ft) be established from all watercourses and site boundaries. The permit would be valid until such time as staff report back to Council following completion of the comprehensive drainage study at which time recommendations will be presented regarding further site fill development. The permit would be revoked at any time for reasons of non-compliance with the stated conditions.


W. C. Sudo
DIRECTOR ENGINEERING

WCS:je
Attach.

cc: Director Planning & Building Inspection
Director Recreation & Cultural Services



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

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BIG BEND DEVELOPMENT PLAN




Revised to 1990 March

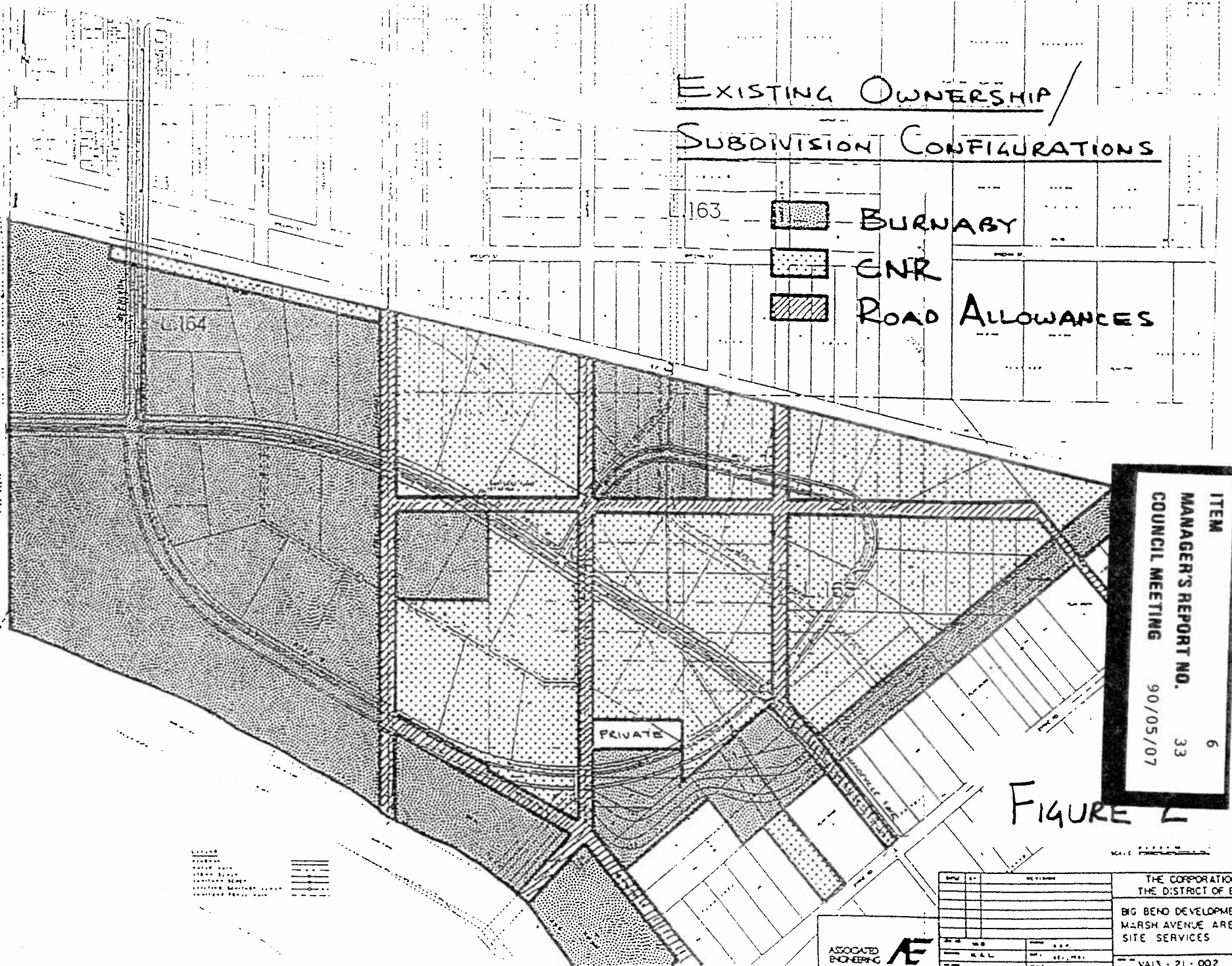
Figure



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EXISTING OWNERSHIP /
SUBDIVISION CONFIGURATIONS

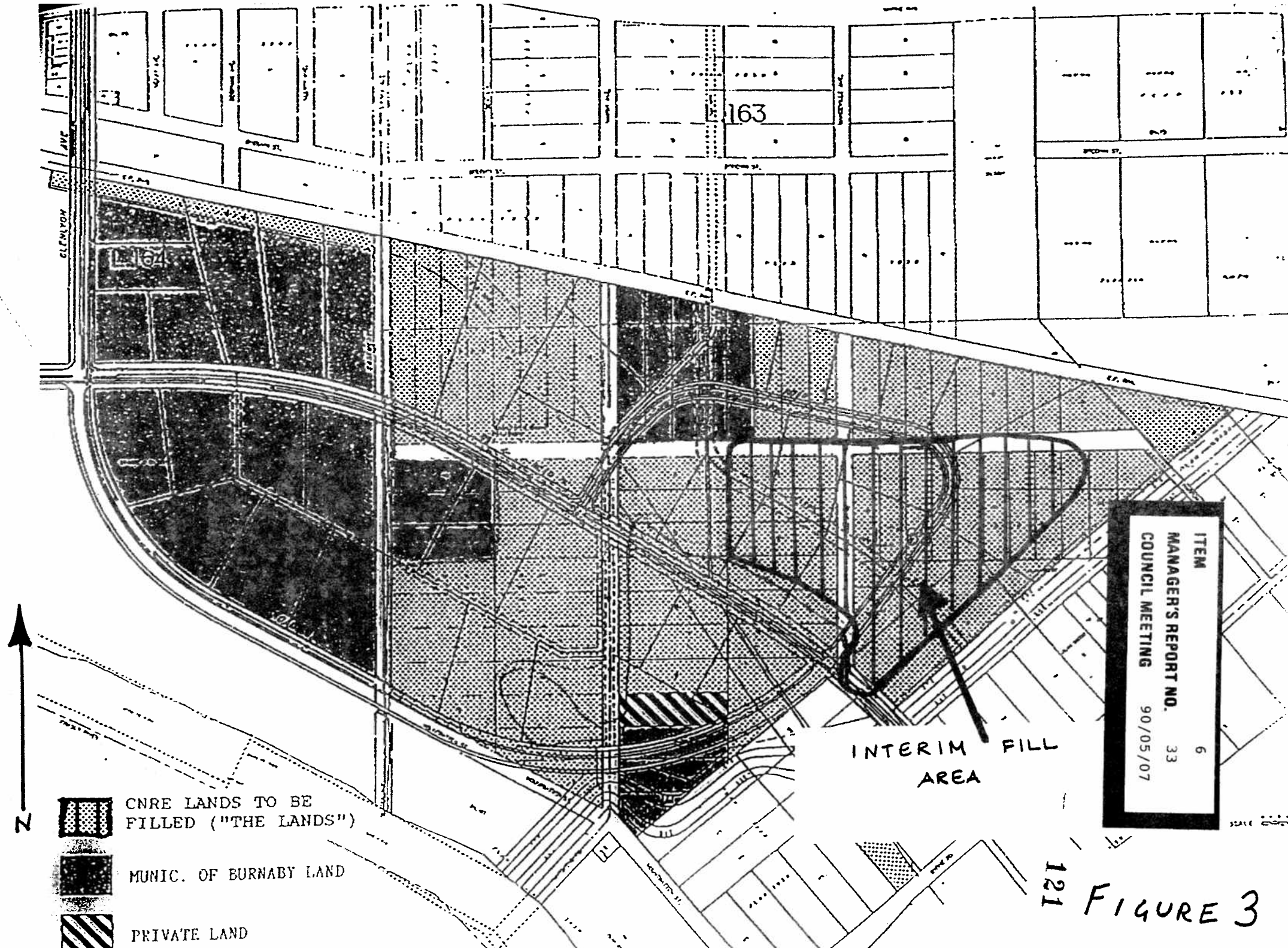
- 163  BURNABY
-  CNR
-  ROAD ALLOWANCES






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FIGURE 2

	THE CORPORATION OF THE DISTRICT OF BURNABY
	BIG BEND DEVELOPMENT STUDY MARSH AVENUE AREA SITE SERVICES
VA13 - 21 - 002	2002



-  CNRE LANDS TO BE FILLED ("THE LANDS")
-  MUNIC. OF BURNABY LAND
-  PRIVATE LAND

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