

ITEM	Suppl	21
MANAGER'S REPORT NO.		54
COUNCIL MEETING		92/08/24

TO: MUNICIPAL MANAGER 1992 AUGUST 20

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: OAKALLA LANDS SITE REMEDIATION  
SITE 21 - DEER LAKE PARK

PURPOSE: To provide Council with information on the arrangements that have been worked out with B.C. Buildings Corporation with respect to the necessary remediation of the former Oakalla Prison dump site on lands previously conveyed to the Municipality by the Provincial Government and included within Deer Lake Park.

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**RECOMMENDATION:**

1. THAT Council concur in the approach outlined in this report whereby B.C. Buildings Corporation takes responsibility for dealing with Site 21 in accordance with terms of reference developed jointly with the Ministry of Environment, Lands and Parks.

**R E P O R T**

1.0 **BACKGROUND**

- 1.1 At its meeting on 1992 July 13, Council passed a motion calling for a report outlining potential future problems with Site 21 of the Oakalla lands and options for remediation through negotiations with the British Columbia Buildings Corporation.

In response, staff have had discussions with the B.C. Buildings Corporation in order to determine a course of action that would provide Burnaby with the assurance that B.C.B.C. would take complete responsibility for dealing with the contaminated site, on lands previously conveyed to Burnaby by the Province of B.C., to the satisfaction of both Burnaby and the Ministry of the Environment, Lands and Parks.

- 1.2 The site in question is referred to as Site 21 in a preliminary assessment report produced in 1990 by the environmental consultant HBT Agra Limited (then Hardy BBT Limited). This site is understood to be an old Oakalla prison dump that was in operation from the 1950's to the 1970's. The 1990 report was limited in its characterization of this site, and it has been acknowledged that further, more extensive investigation work would have to be done before a clear recommendation could be made as to the appropriate and necessary treatment of this dump site. The further work required would need to include a ground water analysis, and this would necessitate waiting for a period of heavy rainfall to occur before the testing could be completed.

2.2 This commitment letter has been reviewed by Planning and Environmental Health Services staff, and further written communications have been exchanged to confirm Burnaby's understanding of the commitment. In summary, the following has been confirmed to be B.C. Buildings Corporation's commitment:

1. Further detailed site investigations will be pursued by B.C.B.C. commencing in the immediate future, through an environmental consultant such as HBT Agra Limited, utilizing criteria and methodology outlined in study project terms of reference which are to be developed jointly and mutually approved by Burnaby and the Ministry of Environment, Lands and Parks.
2. It is understood that such a study will take some months to complete based on the need for optimum ground water testing conditions which are weather-dependent, but work will commence as soon as possible.
3. B.C.B.C. has given its commitment to comply with the recommendations of that study, and to bear all costs associated with the study and implementation of the recommendations.
4. B.C.B.C. acknowledges that in the event that the approved remediation plan recommendations include any retention of contaminants in situ, subject to a monitoring program or other requirements, B.C.B.C. will retain continuing responsibility for the site.
5. In the event that the recommended remediation plan involves the physical removal of materials in whole or in part, as well as site excavations associated with the consultant's investigations, B.C.B.C. will be responsible for site landscape restoration measures to reflect its present state and role in Deer Lake Park.

### 3.0 DISCUSSION AND CONCLUSION

- 3.1 In essence, B.C.B.C. has given its commitment to remediate the site as may be required in accordance with an environmental consultant's study and recommendations which are to be prepared in accordance with jointly-developed and mutually-acceptable study terms of reference prepared by Burnaby and the Ministry of Environment, Lands and Parks. The commitment includes B.C.B.C. acknowledging its continuing responsibility for any materials that may remain in place in Site 21, if any, following completion of the remediation process.
- 3.2 On this basis, staff support the approach described and recommend Council concurrence, with the understanding that the technical details and specifics will be worked out in the course of developing the study terms of reference.
- 3.3 If Council concurs in the recommendation, Municipal staff (Environmental Health, Parks, and Planning) will work closely with Ministry officials to work out the details and to prepare suitable terms of reference that reflect and protect Burnaby's interests and the environment.



D. G. Stenson  
Acting Director