

TO: CITY MANAGER

December 9, 1998

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILES: 15.601
15.660.4

SUBJECT: Proposed Establishment of Summer Equipment Ltd.'s
Facilities at 5324 Thorne Avenue

PURPOSE: To provide Council with information regarding the proposed consolidation of Summer Equipment Ltd.'s industrial operations on lands abutting the Fraser River.

RECOMMENDATION:

1. **THAT** this report be received for the information of Council and that a copy be forwarded to:
 - a) Mr. Art Rendell
Summer Equipment Ltd.
24 West 4th Avenue
Vancouver, B.C. V5Y 1G3
 - b) Mr. George Colquhoun
General Manager & C.E.O.
North Fraser Harbour Commission
2020 Airport Road
Richmond, B.C. V7B 1C6
 - c) Ms. Daria Hasselman
Project Review Coordinator
Fraser River Estuary
Management Program
501-5945 Kathleen Avenue
Burnaby, B.C. V5H 4J7

REPORT

1.0 BACKGROUND

On 1998 November 19 we received a referral from the Fraser River Estuary Management Program office regarding an application on behalf of Summer Equipment Ltd. providing for the establishment of barge berths and portable ramp for loading and offloading materials and equipment at 5324 Thorne Avenue, and for the moorage of barges and tugs in the adjacent Waterlot 4556. Provision is made for the construction of a sheet pile wall along the full length of the property adjacent to the river. The property and the waterlot are referenced on Figures 1 and 2 *attached*.

The application is located within the FREMP Management Unit V-3.3 in which the primary Area Designation for both the upland and foreshore areas is for industrial uses that require water-borne transportation, surface use of the water or use of the submerged lands in their operation. A recreation sub-designation is also noted for the upland area which designates the adjacent Wiggins street right-of-way as a street end park. Explicit reference is further made to the fact that the City intends to pursue the provision of linear, public access opportunities along the river's edge as a component of the industrial development of lands abutting the river. The Big Bend Development Plan also contains the notation that dual public and industrial access is proposed for development abutting the river.

The property in question is zoned M3 Heavy Industrial District which provides for the accommodation of special types of industry and heavy industrial activities. It was initially developed approximately 20 years ago with a single wharf access at the southwest corner of the property. Dimensional lumber was received by barge, moved onsite and remanufactured into various wood products. At that time, it was not proposed to provide public access along this portion of the river. The site was subsequently used as a major indoor recycling facility which did not utilize the lands abutting the river or the dock itself.

2.0 CURRENT DEVELOPMENT PROPOSAL

It is Summer Equipment Ltd.'s intent to consolidate its various Vancouver operations onto the subject property and the adjacent waterlot. It is involved in the manufacturing, fabrication, distribution and service of various types of marine equipment primarily serving the forest industry. It also exports products throughout the world. In addition, Summer Equipment provides marine towing and freight terminal operations involving towboats, barges and heavy lift equipment which would be operated from and moored at the property. Bulk products such as steel, lumber and other cargo and commodities would be loaded onsite in addition to equipment and containerized freight. It is their intention to expand these operations with the acquisition and redevelopment of the subject property.

Summer Equipment is a family owned company which is 75 years old and has been at its current location since the late 1930's. It currently employs 81 people and we have been advised that expectations are that employment would increase once operations became fully operational onsite. The workforce includes members of the International Association of Machinists, the Canadian Merchant Guild and the Operating Engineers. Costs including the purchase of the property, building renovations and further riverfront development are proposed to exceed \$8 million, representing a significant commitment and level of investment for the company.

3.0 RIVERFRONT ACCESS

With the current application for a change in use, it is appropriate to initiate measures to ensure that both the FREMP and the City's Development Plan objectives for the establishment of dual public and industrial access are addressed at this location. Accordingly, staff met with the applicants on 1998 December 02 to discuss alternatives in this regard. As a result of this meeting, it was evident that the nature of the proposed operation is such that it would involve more or less continuous access for loading and unloading materials and equipment from barges along the entire waterfront area. Moreover, the terminal's staging activities in support of this component of the proposed operation is intended to occupy approximately 8 acres immediately adjacent to the river.

Summer Equipment's principals have advised that, while they recognize the public benefit associated with the dual access concept, after careful consideration, they are of the opinion that it is incompatible with their intended use from both a public safety and an operational standpoint. The alternative of establishing an inland pedestrian connection through the property was also considered and found not to be an acceptable alternative.

Notwithstanding the foregoing, in recognition of Council's policy to provide for continuous public access along the Fraser River, Summer Equipment Ltd. has advised that it is prepared to grant to the City an acceptable public access statutory right-of-way across the property along the river's edge which contains provision whereby the City will not exercise its rights until such time as the use or ownership of the property changes. The City Solicitor is of the opinion that such an agreement can be effectively worked out and registered against the property. As they have a conditional agreement to purchase the property with fast approaching deadlines, staff have been requested to present their proposal to Council for its consideration December 14.

4.0 CONCLUSION

As outlined above, it is evident that there are competing demands for the use of the lands abutting this portion of the Fraser River. The proposed industrial use of the property is a permitted use under the existing M3 Heavy Industrial District zoning. It is also a water dependent use which is compatible with its primary area designation under the terms of the

Fraser River Estuary Management Program's Statement of Intent which has been entered into by the City and other estuary managers.

The principals of Summer Equipment Ltd. are clearly sincere in their intent to locate their businesses on the subject property and to the extent possible, accommodate the aspirations of the City by securing a satisfactory solution to the provision of public access across the property in the long term, while permitting them to access the proposed barge berthing facilities in the adjacent waterlot.

Unless otherwise directed by Council, it is staff's intent to pursue further discussions with Summer Equipment Ltd. leading to the execution and registration of title of an appropriate access statutory right-of-way document and the issuance of Preliminary Plan Approval.



D.G. Stenson
Director Planning and Building

Attachments
PB\sk

cc: Acting City Solicitor
Director Engineering
Director Parks, Recreation and Cultural Services

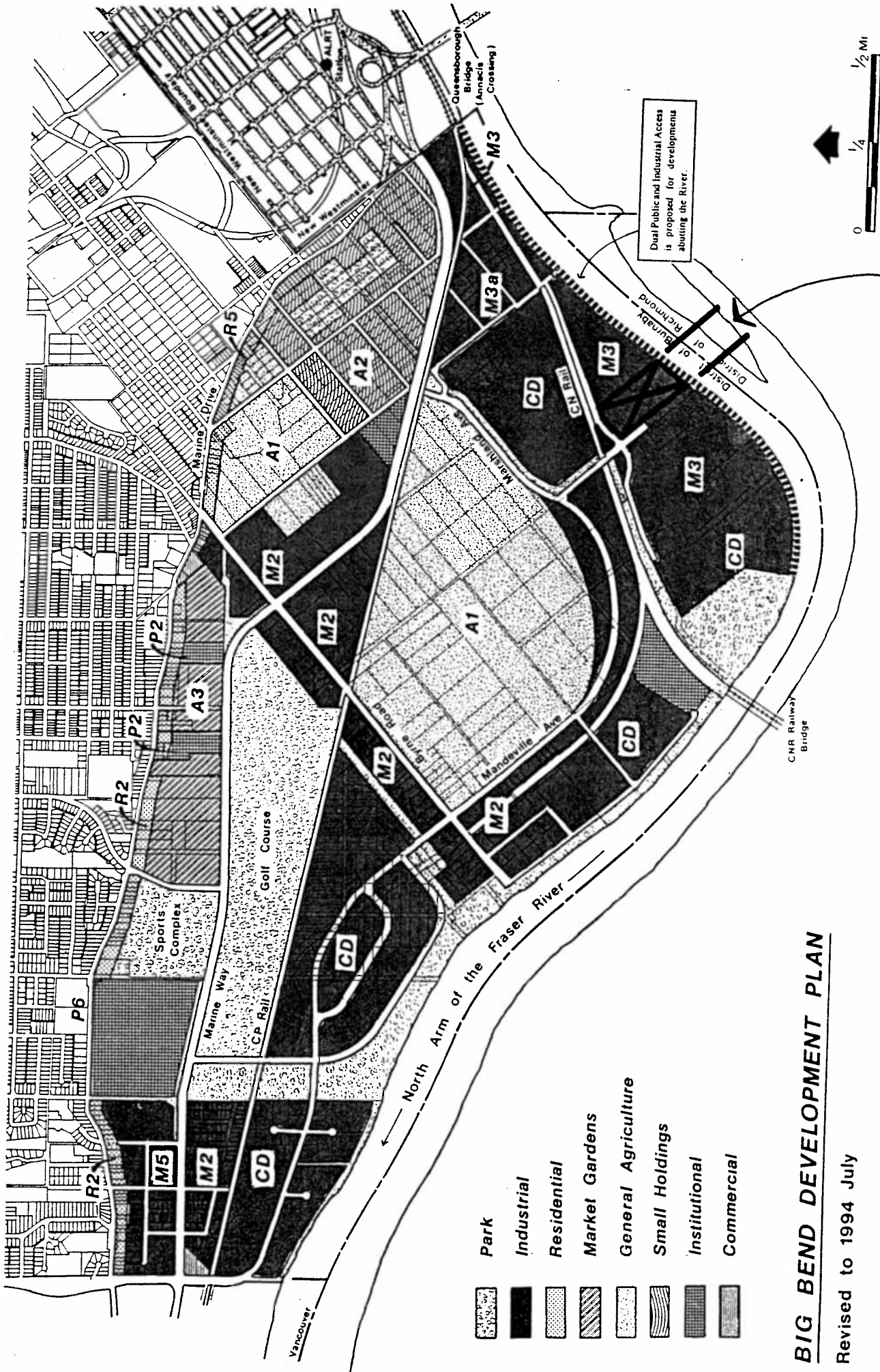


FIGURE 1
98 Dec. 08

FREMP CPR APPLICATION 98/1F096,
SUMMER EQUIPMENT LTD.

BIG BEND DEVELOPMENT PLAN

Revised to 1994 July

