

Re: Marina Bay Homeowners Association
Request For Information, Greg Lindsay E-Mail, Monday May 12, 2008

An email request made to Myron Thompson, Assistant CAO has been referred to Operations and Engineering Services for a response and the following is offered:

1) With regards to conducting a study of the Golf Course creek, the Town has requested our principal consultant to provide us with terms of reference and a scope of work to enable us to obtain proposals from qualified companies.

The terms of reference etc are expected to be received within the next week and will be reviewed internally and with Alberta Environment to determine how best to proceed with RFP's for all or various parts of the suggested waterbed study. It can be assumed that the primary area of investigation will initially be within the immediate vicinity of Marina Bay itself.

It is possible that information will be available for consideration of funding by Council and Alberta Environment near the end of June.

Timing of the study and reporting will be dependent on the approved scope, submissions by availability of qualified companies to undertake the work and, naturally, ability to accommodate funding of the project as an additional 2008 budget item

From investigations made since the concern for silting the marina was brought to our attention, we are addressing a ditch and side slope erosion problem along a portion of 60th street near Fieldstone Way where areas of soft material in a previously filled ravine have been under cut.

Following the long weekend, the area will be repaired and erosion matting installed. It is most likely that the material has been redeposited in the flatter creek section, upstream, (south) of the CN Rail trestle.

No other work is proposed in the near future. Dependant on the extent of monitoring or areas to be studied, notices may be issued to AENV and DFO to conduct maintenance of the creek channel beside Willow Springs, upstream of the Lakeshore Drive culverts, to clean out the beaver dam left over from last winter. This would not occur until winter 08/09 while ground is frozen. Any special conditions or requirements of the two departments will be followed at that time.

2) Development Design Standards related to environmental issues have been included in recent development agreements. For the Beacon Hill site, which has a partially developed storm system outletting into Lakeview Heights which, in turn, is connected to the Fox Run collection system, the developer has been instructed to ensure run-off is controlled by the retention pond and "storm-ceptor" constructed in 2007. For the interim period while roads are unfinished and the pond is landscaped, silt retention measures are to be in place. From several observations made, escape of material from the developing site has been minimal and we have in place a maintenance program to inspect, clean streets and flush catch-basin sumps, etc as needed.

It is not expected that any other area will have development work likely to impact the Golf Course Creek.

3) For 60th Street west of the Golf Course, work to finish landscaping of the road ditches was expected to be done this year but the method of completion will likely be modified to reduce the potential for erosion of topsoil which may otherwise reach the watercourse entering the west end (upper portion) of the golf course.

There is a large water retention pond in the golf course constructed within the watercourse, through which most of the watershed drainage passes. So far, we are unaware of any concern from the golf course as to silting from migration of material upstream.

Over the next few months the relevant portions of Golf Course Creek watershed channels will be inspected periodically to determine if there is any substantive evidence of movement of large amounts of material that could have traveled into the Marina Bay area.

It seems unlikely that large amounts could have been carried for any more than short distances and the section upstream of Lakeshore Drive is relatively flat with water flow of low velocity. Some informal work to attempt depth measurements may be undertaken within the Marina itself to compare with the original design concept for its construction. It may be useful to eliminate the probability that slip-planes have developed within the submerged side slopes of the excessively deep basin, resulting in collapse of the slope(s) into the deeper areas.

There would appear to be no environmental benefits to excavation of a deep “bowl” directly in the path of a pre-existing intermittent watercourse. It was unnecessary to excavate below the prevailing adjacent lake bed elevation for drainage purposes, habitat replacement or boat storage and travel. It appears that the most likely explanation for the excessive material removal was to use it as a borrow pit to raise the ground elevations for the development of the residential lots. Prior to this occurring, the area was apparently at or within the 100 year flood elevation of the lake, and thus, undevelopable.

For the immediate future, relevant information on progress with any significant steps in the study or monitoring process of the Golf Course Creek basin will be made available to the Homeowner’s Association.

If the owner’s group becomes aware of any new information directly pertaining to the marina or outlet system, Operations will be grateful for your assistance in that regard and your representative is welcome to contact the undersigned at 887-2800

Yours truly,

Alan Gassor, R.E.T.
Director of Operations and Engineering Services