

ITEM 8

MANAGER'S REPORT NO. 33

COUNCIL MEETING May 15/72

8. Re: Letter dated May 1, 1972, from
Mr. D. F. Cole, 2080 Jordan Drive
Enclosure of Water Course

Attached you will find a copy of a report dated May 10, 1972, from the Planning Director recommending that the water course not be enclosed, and a copy of a report dated May 11, 1972, from the Engineer recommending that the water course be enclosed.

The Municipal Manager has mixed feelings about this subject but he is inclined to recommend that the water course be enclosed for the reasons noted by the Engineer.

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MANAGER'S REPORT NO. 33
COUNCIL MEETING May 15/72

Planning Department,
May 10, 1972.

TO: Municipal Manager.

From: Planning Director.

Re: Retention of Natural Creek.
Letter from Mr. D. F. Cole dated May 1, 1972.

The location of the creek referred to in the above letter is shown on the attached sketch, as is the proposed subdivision (Ref. 18/72) which has led to the question of closure of the Creek.

The policy of the Planning Department in respect to natural creeks is to favour their retention as natural features within the subdivision, where they have a high environmental quality, where the banks can be stabilized and flooding problems can be prevented.

It is important that a degree of comprehensiveness be attached to these considerations as small portions of natural creek, divided by areas of culverting, can create problems.


In the event that a case cannot be made for the preservation of the watercourse in its natural state, then it is a requirement of subdivision servicing that the watercourse be enclosed at the developer's expense.

In this case the developer has been provided with an approximate estimate of \$24,900. for enclosing the watercourse as a part of his conditional subdivision approval, and this has undoubtedly led to the concern expressed by residents who have property abutting the west bank of the watercourse.

Having examined the watercourse and agreeing with the argument of the amenity value to the adjacent properties, the Planning Department is of the opinion that a case can be made for preserving the Creek in its natural state and would so recommend, even though this is a relatively short length of unenclosed watercourse.

Coupled with this recommendation should be a condition that the subdivider present landscape and engineering drawings showing how the east bank of the watercourse will be treated, and the existing large trees which line the bank preserved.

AP:eb
Attach.
CC: Municipal Engineer
Municipal Clerk


A. L. Parr,
PLANNING DIRECTOR.

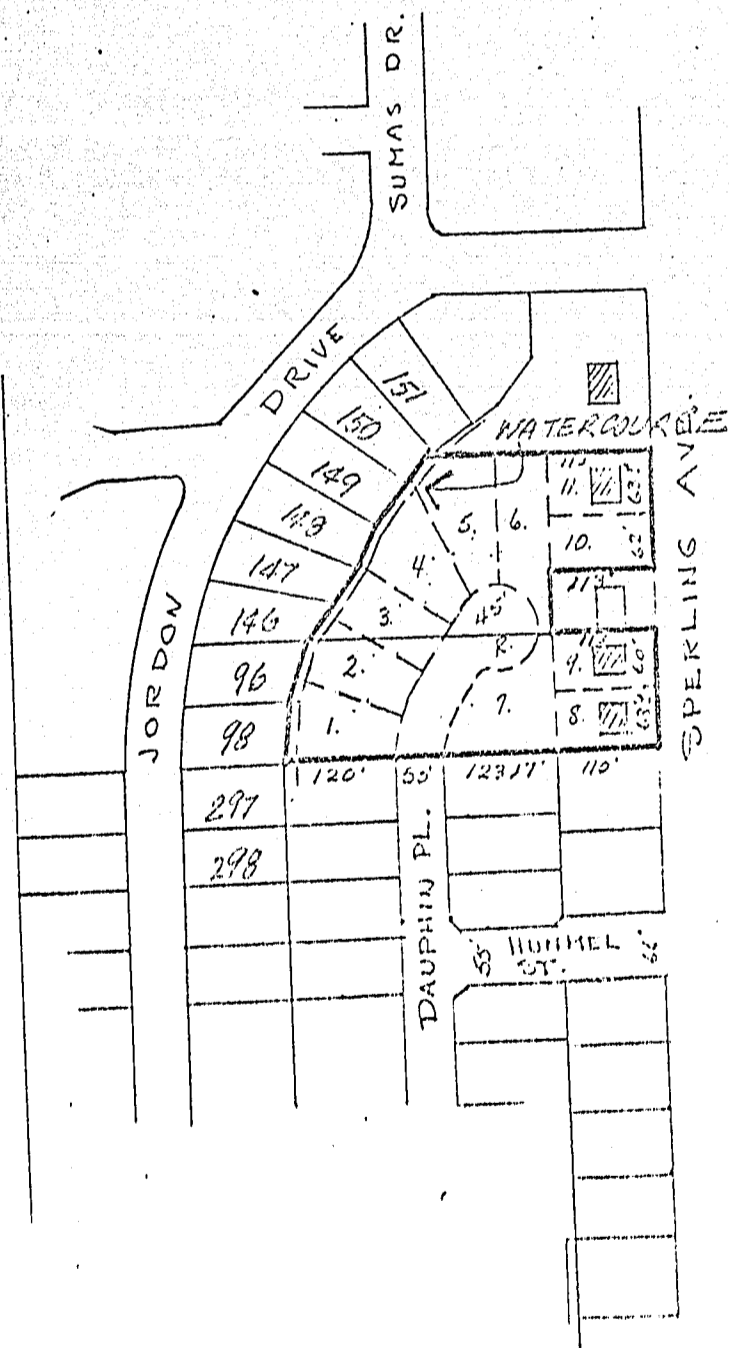
LOT 56 EXCEPT PL. 27789
PLAN 26174

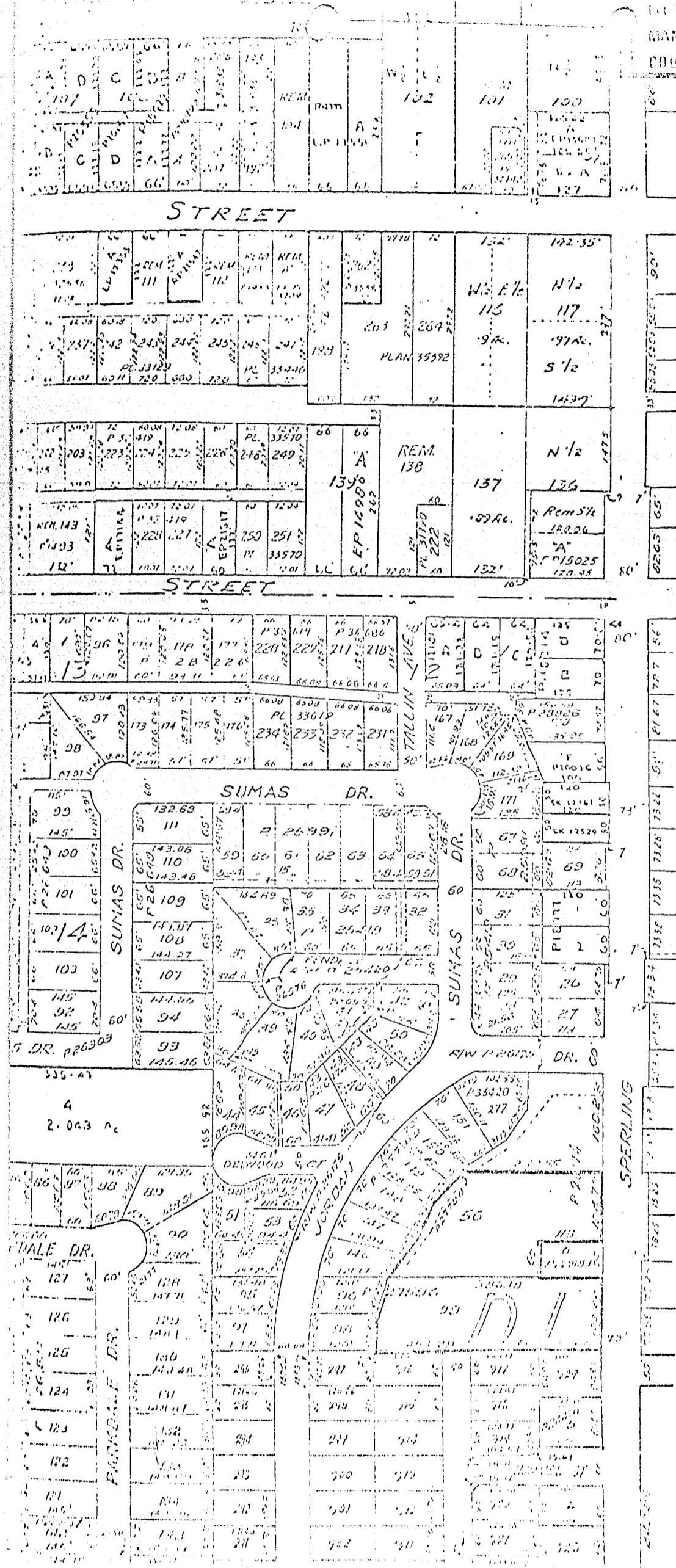
& LOT 99 PLAN 27596

D.L. 131

2115 & 2161 SPERLING AVE.

S.D. 18/72
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THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO: Municipal Manager DEPARTMENT: MAY 11 1972 DATE: May 11, 1972
FROM: Municipal Engineer DEPARTMENT: MUNICIPAL MANAGER'S OFFICE OUR FILE #
SUBJECT: Subdivision Ref. #18/72 YOUR FILE #
Enclosure of Watercourse between Sperling & Jordan.

This refers to a letter received 9th May 1972 from Mr. D. F. Cole and others in the 2000 and 2100 Block Jordan Drive.

In accordance with established policy regarding watercourses in subdivisions the above named subdivision has been processed with the requirement that the watercourse along the westerly edge of the subdivision be enclosed. This requirement has been in effect for some time and reconfirmed by Council as recently as last year in connection with a watercourse through a subdivision on Lister Court, west of Carleton Avenue. To restate the reasoning for this watercourse piping requirement we submit the following:

- (1) Watercourses, after housing development adjacent thereto, have on most occasions become a source of complaint to the new home owners, and because of erosion or fear of children falling in have resulted in the demand by the owners to have the watercourse enclosed. As a recent example, we cite the Meadedale watercourse which was left open at the time of subdivision and within one year had to be enclosed by the Corporation at a cost of over \$20,000. This was done to meet the demands of the new owners.
- (2) This particular watercourse was enclosed last year by the developer to the south. The same watercourse is being enclosed by developers to the east of Sperling and if the subdivision in question is left open, it would be one of only two sections left open between Halifax and Broadway.
- (3) When sections of watercourses are piped and sections left open, it leaves a hazardous intake structure at the beginning of each piped section. Hazardous from the standpoint of possible blockage by debris and serious flooding of basements downstream and hazardous to the possibility of children being carried, or through their own efforts, getting into the intake and being carried away down the pipe. We had an unfortunate incident last winter when a child of Mr. J. N. Walker, 2290 Jordan Drive (he wrote us, copy attached) managed to squeeze himself through the eight inch spaced steel bars protecting the intake and was washed several hundred feet down the pipe to Broadway. Fortunately the boy was not seriously injured. This presents a strong argument against having watercourses partly piped and partly open with the resulting hazardous intakes.

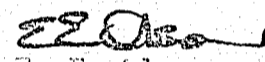
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Page 2 of Letter to Municipal Manager from Municipal Engineer
re S.D. 13/72 - enclosure of watercourse between Sperling and
Jordan.....11 May 1972.

This particular subdivision and its watercourse is unusual as it meanders along the rear of the subdivision adjacent to and in fact partially in and out of properties with houses established for some years with one house apparently oriented towards the watercourse.

In view of the fact that we have already had two incidents of complications resulting from open sections of this watercourse (Mr. Walker's child getting into the intake structure and flooding of a basement and undermining of a sidewalk during a storm in the fall of 1971), we are unable to recommend departure from the established policy of requiring enclosure of watercourses in subdivisions. It is felt that the Corporation would be put into a potentially precarious moral and legal position if it were to so depart from policy.


E. E. Olson,
MUNICIPAL ENGINEER.

EEC:eb
CC: Municipal Planner
Municipal Clerk
Municipal Solicitor

ITEM 3

MANAGER'S REPORT NO. 33

COUNCIL MEETING May 15/72

E. E. O.
V K K
G M.
N S

MR. J. H. Walker,
2290 Jordan Drive,
Burnaby, B. C.

March 24, 1972

Corporation of Burnaby,
4949 Canada Way,
Burnaby, B. C.

Attention: Mr. E. E. Olson,
Municipal Engineer.

Gentlemen:

We have during the past two weeks discussed what I consider to be a serious problem involving the Corporation of Burnaby, and the purpose of this letter is to summarize the facts of a near-fatal incident, which is of concern to me and I know to be of concern to other families in our neighborhood.

As I reported to you and Alderman Drummond, my 11 year old son was involved in an accident that could have turned into a fatality. I am attaching to this letter a free hand sketch of the situation which indicates the problem. My son managed to get himself through the bars on the open end of the drainage culvert, carrying a running stream of water, located on the West side of Jordan Drive in the Southerly direction to Broadway. The running force of the water carried my son through the underground culvert and he emerged at the open end near Broadway Street. Needless to say, it was a harrowing experience for all persons involved and fortunate at this date, that we are not discussing a fatality at an inquest.

The major point of concern is that if an 11 year old boy can get through the grating and be carried through the culvert by the rush of water, what would happen if a 2, 3 or 4 year old child got into the same situation; was not able to swim and panicked under a similar circumstance. Since I consider this to be a public water course, I therefore consider this to be a problem for the Municipality of Burnaby to provide adequate protection to the life of individuals.

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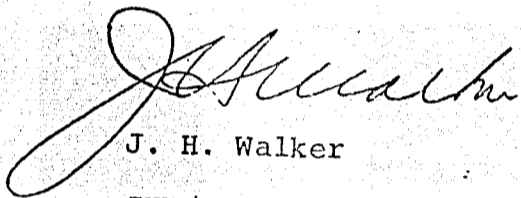
Mr. Olson.

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In addition to the foregoing problem and the situation I outlined to you as well, is that on the south side of Parkdale Crescent there are 2 or 3 vacant lots, one of which has been excavated and full of free standing water. This open excavation of water also opposes a hazard which I feel should be corrected by either back filling the excavation to remove the water, or providing an adequate fence around the free standing water.

I thank you for your concern to date in our problem and look forward to hearing positive results to correct these situations.

Sincerely yours,

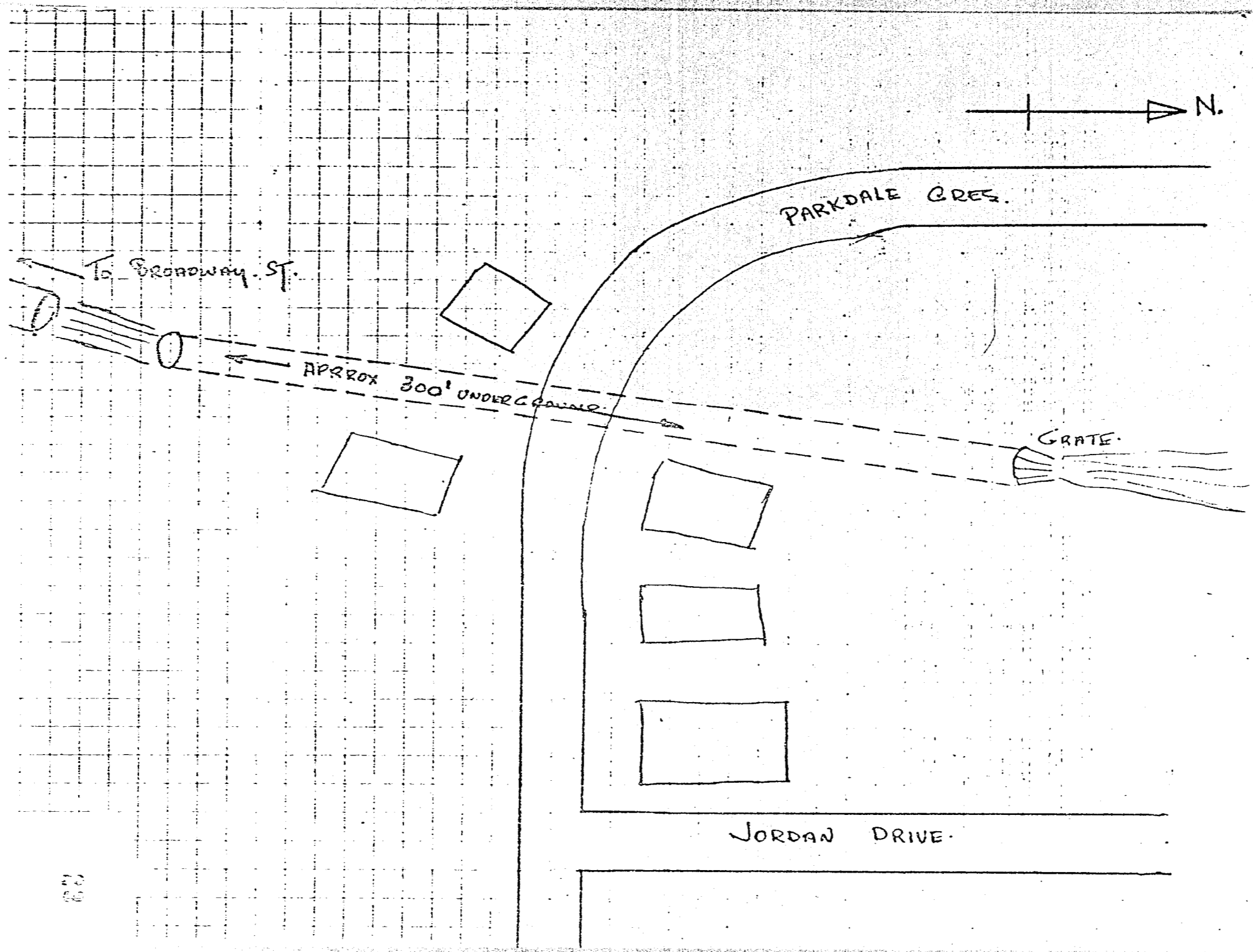


J. H. Walker

JHW/mm

Encl.

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