

Re: Proposed Enclosure of Still Creek Properties East of Boundary Road
(Item 30, Report No. 7, January 28, 1974)

On January 28, 1974, Council received a letter from Mr. P. Nairn McConnachie, of Landon Agencies Ltd., regarding his proposal to enclose Still Creek over those properties that are shown on the attached sketch. Council on that date also received a report from the Planning Department, and heard an oral presentation by Mr. McConnachie and his Architect, Mr. Norman Jones. The main points contained in the presentation were as follows:

- (a) Leaving the Creek in an open condition and the provision of a walkway adjacent to it will impose a considerable hardship on the owners of the subject properties.
- (b) Portions of Still Creek have been enclosed nearby.
- (c) Leaving the Creek open will remove approximately 20% of the area of the properties, which could be made available for parking or other purposes.
- (d) The owners are prepared to dedicate the necessary land for the widening of Still Creek Street.
- (e) The Greater Vancouver Regional District feels there would be some problems if Still Creek was relocated, and the Regional District favours enclosing the Creek.
- (f) If the Creek was enclosed and the area concerned used for parking purposes, the developer would be able to provide more landscaping than currently planned.
- (g) There is no area of any consequence on the Still Creek Street side of Still Creek that could be used for parking.
- (h) A culvert is necessary along a part of the Still Creek Street that is to be built.
- (i) Piling is required on the site to prepare it for the warehouse development proposed to be constructed.
- (j) The properties concerned, being separate, could be developed in a fragmented manner under the current zoning.
- (k) Scaling down the development would not produce an economic return to the owners of the properties.
- (l) Permission has been obtained to have a spur line provided to the North side of the site from the railway tracks there.

Following consideration of the submissions from Messrs. McConnachie and Jones, and a report from the Planning Department, Council referred the question of whether Still Creek should be maintained in an open condition at the subject location or enclosed so as to accommodate the proposed development to the Parks and Recreation Commission for comment, particularly on the following:

1. The costs and any other aspects involved in enclosing the Creek and relocating it.
2. Would better public access to the walkway be provided if the Creek was enclosed.

Continued ...

ITEM 7

MANAGER'S REPORT NO. 15

COUNCIL MEETING Feb. 25/74

Re: Proposed Enclosure of Still Creek Properties East of Boundary Road

The Parks and Recreation Commission, during consideration of the proposed enclosure on February 20, 1974, passed the following motion:

"That the Commission approve-in-principle the acceptance of a Still Creek water course realignment on the Link Belt property, and any cost accruing therefrom is not to be borne by the Commission."

The Commission during the course of discussion considered the nature of the improvements that might be made to the waterway and its environs. Specific mention was made to the possibility of realigning the watercourse to a location adjacent to the proposed Still Creek Street Walkway, and the realization of improvements by creating a lined channel of suitable design and an appropriate landscaping scheme. The Commission understood that a realignment and standard for the channel would be subject to establishment of technical feasibility as to engineering concerns.

The Commission clearly reaffirmed its contention that enclosure of the Creek should not be permitted.

It should also be pointed out that the developer would benefit from the proposal because realignment of the Creek would result in the creation of a superior development site. The realignment and related landscaping would also provide the Municipality with a benefit because a closer relationship between the natural features of the watercourse and this portion of the trail system would be achieved. There would also be a tangible improvement in this portion of the creek system which is presently in a relatively unattractive condition.

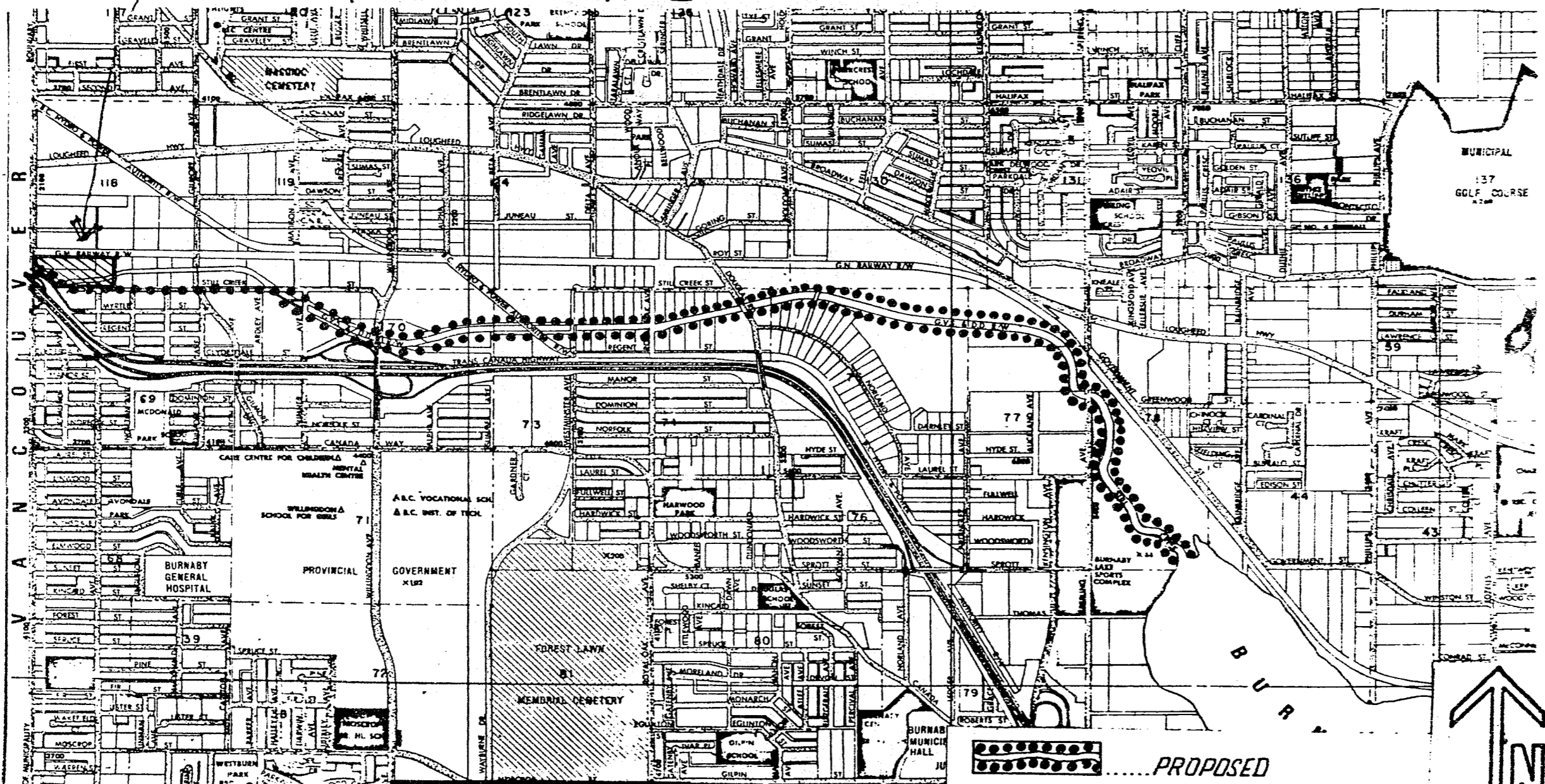
RECOMMENDATIONS:

THAT Council's resolutions as adopted August 6, 1973 and December 10, 1973 be upheld; and

THAT Council approve-in-principle the retention of Still Creek as an improved open water course along the south property lines of the subject site adjacent to the proposed future Walkway, with the understanding that a suitable channel realignment and landscaping will be required as prerequisites, at no cost to the Municipality; and

THAT Mr. McConnachie, of Landon Agencies Ltd., be advised that no walkway easements are contemplated across the subject properties and consequently the Municipality is not prepared to consider acquisition of the sites.

SUBJECT PROPERTIES



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ITEM 30
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PROPOSED
 PARKWAY

DRWG. # A-2156/76 JUNE 73. H.F.

MAP 1