

30. Re: Letter dated January 14, 1974 from Mr. P. Nairn McConnachie
Proposed Enclosure of Still Creek Properties East of Boundary Road

Appearing on the Agenda for the January 28, 1974 meeting of Council is a letter from Mr. P. Nairn McConnachie regarding enclosure of Still Creek over properties that are shown on the attached sketch. Mr. McConnachie has requested permission to appear before Council on January 28 for the purpose of discussing this matter.

Following is a report from the Director of Planning on a proposed pedestrian walkway along Still Creek between Boundary Road, where the subject properties are located, and Burnaby Lake.

RECOMMENDATIONS:

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

THAT preservation of the open waterway across the subject properties in particular be made a condition of any future development approval prior to the review mentioned in the second resolution of December 10, 1973; and

THAT Mr. McConnachie 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.

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PLANNING DEPARTMENT
 JANUARY 25, 1974

SUBJECT: PROPOSED ENCLOSURE OF STILL CREEK
PROPERTIES EAST OF BOUNDARY ROAD

Appearing on the agenda for the January 28 meeting of Council is a letter from Landon Agencies Limited concerning a request for the enclosure of Still Creek across properties in the vicinity of Boundary Road.

BACKGROUND

Council has given consideration to previous reports on the proposed Still Creek Walkway. In the initial instance, the Council on January 24, 1972 requested that the Planning Department investigate a proposal that a walkway be provided adjacent to the entire length of Still Creek. After a great deal of study, the Planning Department in August, 1973, presented a report on the topic which dealt with land uses, ownership, water quality and amenity, implementation and staging considerations, and which concluded with a four-fold recommendation:

- (1) THAT the Council pursue a policy aimed at the future establishment of a pedestrian walkway between Burnaby Lake and Boundary Road as shown on the attached Map "C", with the long-term objective of its inclusion within municipal and inter-municipal trail and parkway systems.
- (2) THAT, wherever possible, the required walkway easements to a minimum depth of 20 feet along Still Creek be obtained through rezoning and plan approval procedures.
- (3) THAT Still Creek be retained as an "open waterway" in the area between Madison Avenue and Burnaby Lake.
- (4) THAT approval be given for the proposed future enclosing of the Still Creek drainage channel in the area between Madison Avenue and Boundary Road.

The first two recommendations were adopted at this time, but recommendations 3 and 4 were tabled for further consideration of the condition proposed between Madison Avenue and Boundary Road. After a subsequent report on the matter, December 10, 1973, the Council resolved that:

- (1) Still Creek be retained as an "open waterway" in the area between Boundary Road and Burnaby Lake.
- (2) The policy be reviewed for that portion of the Still Creek drainage channel in the area between Madison Avenue and Boundary Road upon completion of the following studies:
 - a) The sampling and testing survey of the Still Creek waterway.
 - b) The staff report on the preservation and conservation of streams in the Municipality.

CURRENT PROPOSAL:

The present enquiry by Mr. McConnachie of Landon Agencies involves four industrially zoned properties at the westerly end of the stream's course in Burnaby. The creek passes through the southerly and south central portions of Lot "A", D.L. 118, Plan 3067 and Parcel "A", Ref. Pl. 12502, except Plan 39194, D.L. 118, Plan 3067 in an open condition, over a distance of approximately 900 feet. The creek also passes through the central portions of large industrial properties eastward as far as Madison Avenue, and some portions of the creek's course are presently enclosed in culverts. To the east of Madison Avenue, as mentioned in previous reports, the creek forms the boundary between industrial sites or lies within Municipal lands and is in an open condition; consequently the stream's alignment has been selected for the walkway route in this sector, and provision is to be made for easements to contain the walkway.

In the sector between Boundary Road and Madison Avenue, however, the walkway is to follow the Still Creek Street right-of-way, rather than the streamcourse. Consequently, no conflict between public walkway access and industrial use is incurred on those properties where the creek cuts through the middle of sites, and no walkway easements are required. The resolution of Council does require that the creek be maintained as an "open waterway" in these locations, in consideration of the comments of the Health Department, Parks and Recreation Department, and Parks and Recreation Commission with respect to preservation of natural watercourses in general and this creek in particular.

Further, arising from the Parks and Recreation Commission's recommendation, the Council directed on October 9, 1973 that any proposed subdivision or development on property involving watercourses within the Municipality be presented to Council for consideration and prior approval.

CONCLUSION:

In summary, it is pointed out that Council has determined that Still Creek is to be maintained as an open waterway in this area, subject to review as mentioned, but that no walkway is being proposed along the streamcourse between Madison Avenue and Boundary Road. Consequently there would be no justification for considering Municipal acquisition of the property as suggested by Mr. McConnachie, as the Municipality has no intentions for public use of the land.

The waterway should be maintained in an open condition throughout, the subject properties at this time, and if development requires the physical connection of the two land areas on opposite sides of the stream, this should be accomplished by bridging the channel, rather than by piping.

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MANAGER'S REPORT NO. 7

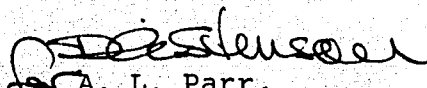
COUNCIL MEETING Jan. 28/74

RECOMMENDATIONS:

It is therefore recommended that:

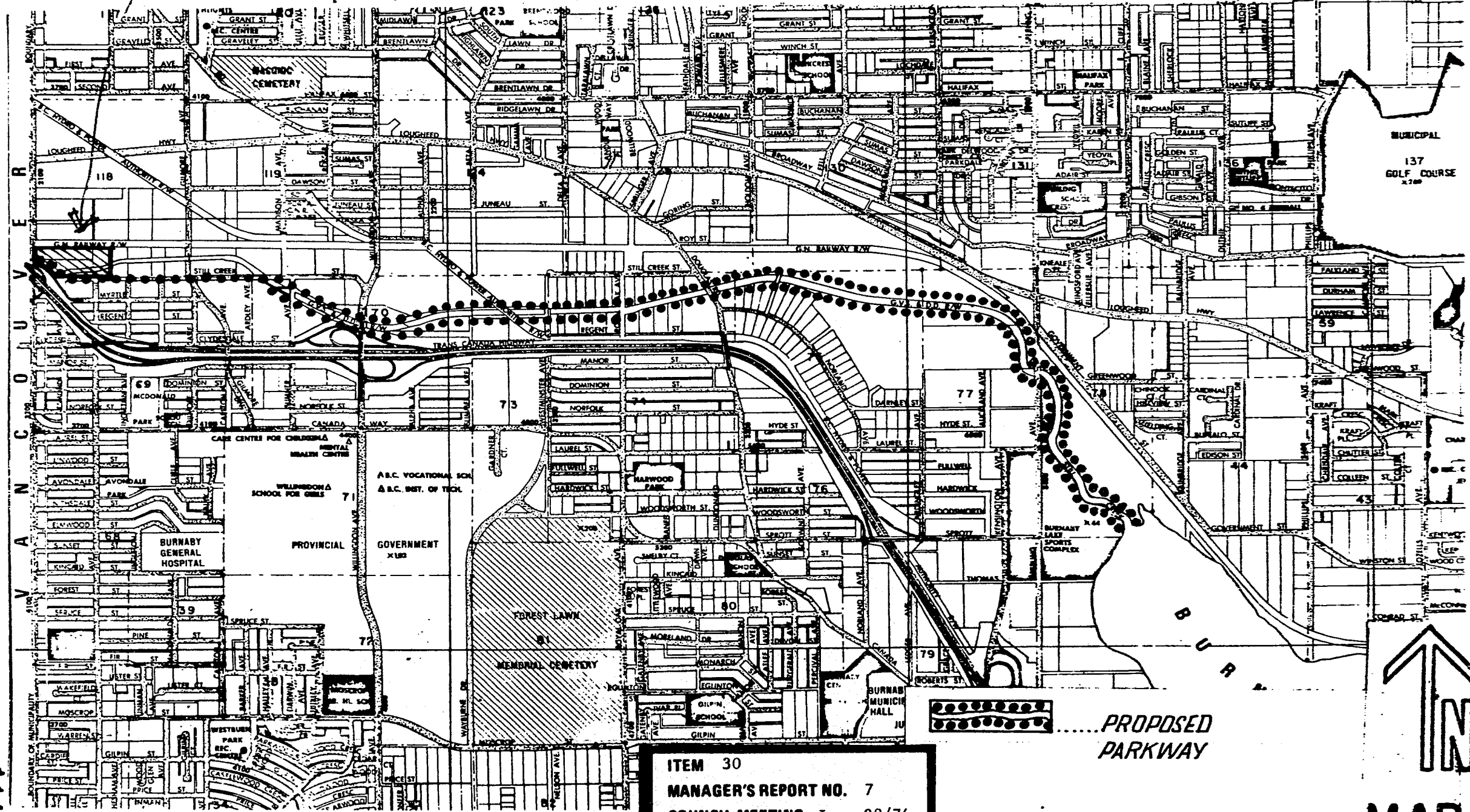
- 1) the Council's resolutions as adopted August 6, 1973 and December 10, 1973 be upheld;
- 2) that preservation of the open waterway across the subject properties in particular be made a condition of any future development approval prior to the review mentioned in the second resolution of December 10, 1973, and
- 3) that Mr. McConnachie 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.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.


DGS:cm

SUBJECT PROPERTIES



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 MANAGER'S REPORT NO. 7
 COUNCIL MEETING Jan. 28/74

..... PROPOSED PARKWAY

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MAP 7