

Re: PROPOSED CLOSURE OF A WATERCOURSE
REZONING REFERENCE #37/74

Following is a report from the Director of Planning on a proposal to enclose a watercourse relative to Rezoning Reference #37/74.

RECOMMENDATION:

1. THAT the subject watercourse be enclosed, with the understanding that such enclosure will be made to the satisfaction and final approval of the Municipal Engineer.

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PLANNING DEPARTMENT
NOVEMBER 26, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: REZONING REFERENCE #37/74 - WATERCOURSE IMPROVEMENTS

BACKGROUND

The subject site is located within Area H of the 1969 Apartment Study and is proposed for high density multiple family use. When Council gave third reading to the rezoning proposal on August 5, 1975 one of the conditions was the dedication of a public park strip in the ravine area shown on the attached sketch. Traversing this area is a natural watercourse which is currently in an open unimproved condition. In conformance with Council's direction regarding such watercourses, the Planning Department notified the developer by letter of the following requirement:

"As a result of a recent Council directive all developments containing an open watercourse must be reported on. In the subject case, the Planning Department will be recommending that the watercourse be improved and left in an open condition."

CURRENT SITUATION

The Planning Department is in receipt of a recent report from the Environmental Health Department which states that:

"The water source of the creek is mainly from a high density development area and will contain pollutants normally found in 'typical storm drainage'."

ITEM 10
MANAGER'S REPORT NO. 77
COUNCIL MEETING Dec. 1/75

- 2 -

"Typical storm drainage will contain petroleum products from the major parking lots, highways and roads, and other man made sources. This will be particularly evident in storm water when it rains after a dry spell. In addition substantial amounts of soaps, detergents, agricultural chemicals from residential activities. Accidental spills of a variety of products may also affect the water quality."

"Ground water sources may contain certain properties which will cause discoloration of a creek bed. Possible debris, dirt, algae growth will not improve the esthetic value of a stream."

"Typical storm water may also contain faecal coliforms from human and animal origin, i.e. defective septic tanks, cross connections, sewer surcharges, defective sewer, and a variety of animals."

"The above pollutants are just a few we can expect to be faced with in typical storm drainage."


"To redevelop a typical storm drainage creek through a housing development will give the complex children easy access to a questionable water source."

"In addition the developers, owner, occupiers of the development will expect this water to be maintained, esthetically attractive and safe. This we cannot guarantee."

"For these reasons we are unable to recommend the proposal to 'leave this creek open'."

The subject watercourse is currently enclosed from Lougheed north and Government Road south.

In view of the above considerations, it is recommended that Council approve the enclosure of the subject watercourse to the satisfaction of the Municipal Engineer.


A. L. Parr
DIRECTOR OF PLANNING

HR:cw
Att.

ITEM 10
MANAGER'S REPORT NO. 77
COUNCIL MEETING Dec. 1/75

REZONING REF. 37/74

