

ITEM	14
MANAGER'S REPORT NO.	4
COUNCIL MEETING	1978 01 16

Re: LETTER FROM BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
WHICH APPEARED ON THE AGENDA FOR THE 1978 JANUARY 09
MEETING OF COUNCIL (Item 4a)
REQUEST FOR ENCLOSURE OF AN OPEN WATERCOURSE
GILMORE MAINTENANCE OVERHAUL CENTRE
LOTS 1 AND 2, BLOCKS G & H, D.L. 118, PLAN 3067

Appearing on last week's agenda was a letter from Mr. H. J. Etkin, Supervisor of Facilities and Special Projects for B. C. Hydro, regarding plans for the development of a maintenance and overhaul centre in Burnaby. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT the Director of Planning's recommendation be adopted.

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PLANNING DEPARTMENT
1978 JANUARY 11

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REQUEST FOR STREAM ENCLOSURE - GILMORE MAINTENANCE OVERHAUL CENTRE - B. C. HYDRO AND POWER AUTHORITY
Lots 1 & 2, Blocks G & H, D.L. 118, Plan 3067

Appearing on the 1978 January 03 Council Agenda was a letter from a Mr. H. J. Etkin, Supervisor, Facilities and Special Projects for the B. C. Hydro and Power Authority requesting Council approval for the construction of a permanent enclosure for a portion of the North Branch of the Still Creek drainage system which passes through the proposed Gilmore Maintenance Overhaul Centre site (south eastern portion of the former Dominion Bridge property, see attached sketch).

The purpose of this report is to describe for Council the development project that is proposed and the nature of the enclosure that is being requested, and to provide a recommendation on the conditions that should be applied to approval in principle for the enclosure.

The Council has directed that any development on property involving water courses within the Municipality be presented to Council for consideration prior to approval.

The development that is proposed is a new maintenance/overhaul centre for the B. C. Hydro Transit system, to accommodate on the order of 40 buses at a time for periodic maintenance and mechanical overhaul work, repairs, and major maintenance operations. The initial floor area will be over 18 587 m² (200,000 square feet) with a future addition proposed to increase it to over 21 747 m² (234,000 square feet). The development plans reflect a high standard of design, generous setbacks and appropriate landscaping. The existing North Branch of the Still Creek system is contained within an existing G.V.S. & D.D. right-of-way which passes through the north eastern portion of the development site.

The portion of the waterway which is requested to be enclosed is shown on the attached sketch. This represents the southerly 183 m (600 feet) of the open watercourse lying within Hydro property; the remaining 198 m (650 feet) extending northward to the Lougheed Highway is intended to be preserved in an open condition with a landscaped treatment to create a park-like setting visible from the Lougheed Highway.

In anticipation of this major development project the Planning Department in 1977 June supplied Hydro's architectural firm with information on the site development criteria that would apply. In connection with the subject of watercourse treatment, the following information was provided:

" The matter of retention and/or enclosure of the branch of the Still Creek system which passes through the site has been discussed with the Environmental Health Department, and staff have arrived at a position which we would be prepared to recommend to the Council for their approval as required, as a part of an overall acceptable development plan.

As you know, the Council has adopted a policy of retention of existing open watercourses in an open condition throughout the Municipality, and it is required that their approval be received for any development projects that will affect watercourses in this regard. Accordingly, the final decision as to whether or not the stream may be enclosed lies with the Council.

In this instance the watercourse is a part of a branch system through an industrial area which has in general not been identified with future use as part of any proposed public recreational system. In this light, the Council some years ago approved of the enclosure of a portion of the same watercourse north of the Highway, passing through the Gas Division's area, subject to suitable provision of inspection chambers and protection devices.

On this basis, and on the basis of your proposal to retain and develop in a parklike manner the portion of stream lying between the Metro Division and the proposed Parcel Express Facility, staff will be prepared to support enclosure of the southerly portion of the stream passing through your property, which lies within the confines of the proposed maintenance and overhaul centre. The Environmental Health Department have asked us to convey to you that the following conditions will be expected to be met:

- Inspection chambers will be required in the detailed design, including chambers at any storm drainage outfalls from your site to the enclosed portion of the stream.
- Suitably designed and maintained grease interceptors will be required in the drainage system from all yard and shop areas that discharge to the storm sewer.
- Any washup areas for vehicles will be required to discharge to the sanitary sewer system, and consequently any such areas must be covered, to prevent the intrusion of storm water to the sanitary sewer system. Similarly, any process or cleanup areas where industrial cleaners or other contaminants may be involved, will be required to discharge to the sanitary sewer.

The Council will have an interest in the landscape design for the portion of creek to be maintained in an open condition, and as such your initial development proposal should detail the treatment contemplated for this area. The use of grassed banks, appropriate trees such as Willows, and the like are recommended, and our staff will be pleased to assist in coordination with the Municipal Engineer as to the means of containment and treatment of the stream channel itself. "

The watercourse resembles in fact a man-made drainage channel on a straight alignment through the site, and as a result of this condition and the questionable quality of the water flow, it is not seen to provide any amenity as a visual or recreational resource. The waterway forms a portion of the drainage system for the industrial areas to the north and west extending into Vancouver. The quality of the water in this stream, as in other industrial areas, is subject to impairment by contaminants from industrial sources. However, the Health Department has been active in achieving a cleanup of this form of pollution, but this North Branch nonetheless has not been identified with any future recreational amenity.

For information, the Municipal Council on 1974 April 22 approved the enclosure of a portion of this same waterway north of the Lougheed Highway (through the B. C. Hydro Gas Division property) subject to the provision of certain measures to satisfy the concerns of the Chief Public Health Inspector. The considerations that allowed staff to recommend permission to enclose in that case is similar to those which apply in the present instance.

It is understood that upon approval by Burnaby Council to the principle of enclosure, the Sewerage and Drainage District would agree to take a proposal for cost sharing between B. C. Hydro and the District to the Board of Administration. The Municipality would not bear any cost in the requested enclosure.

After discussions with the Environmental Health Department, the Municipal Design Engineer, and the Senior Assistant Engineer of the G.V.S. & D.D., your staff is prepared to recommend that permission be granted for enclosure of this portion of the watercourse, subject to the conditions listed in the Recommendation below. If approved, satisfaction of these conditions will be made conditions of Preliminary Plan Approval.

RECOMMENDATION:

It is recommended THAT Council grant approval in principle to the enclosure of the referenced portion of the North Branch of the Still Creek system subject to the following:

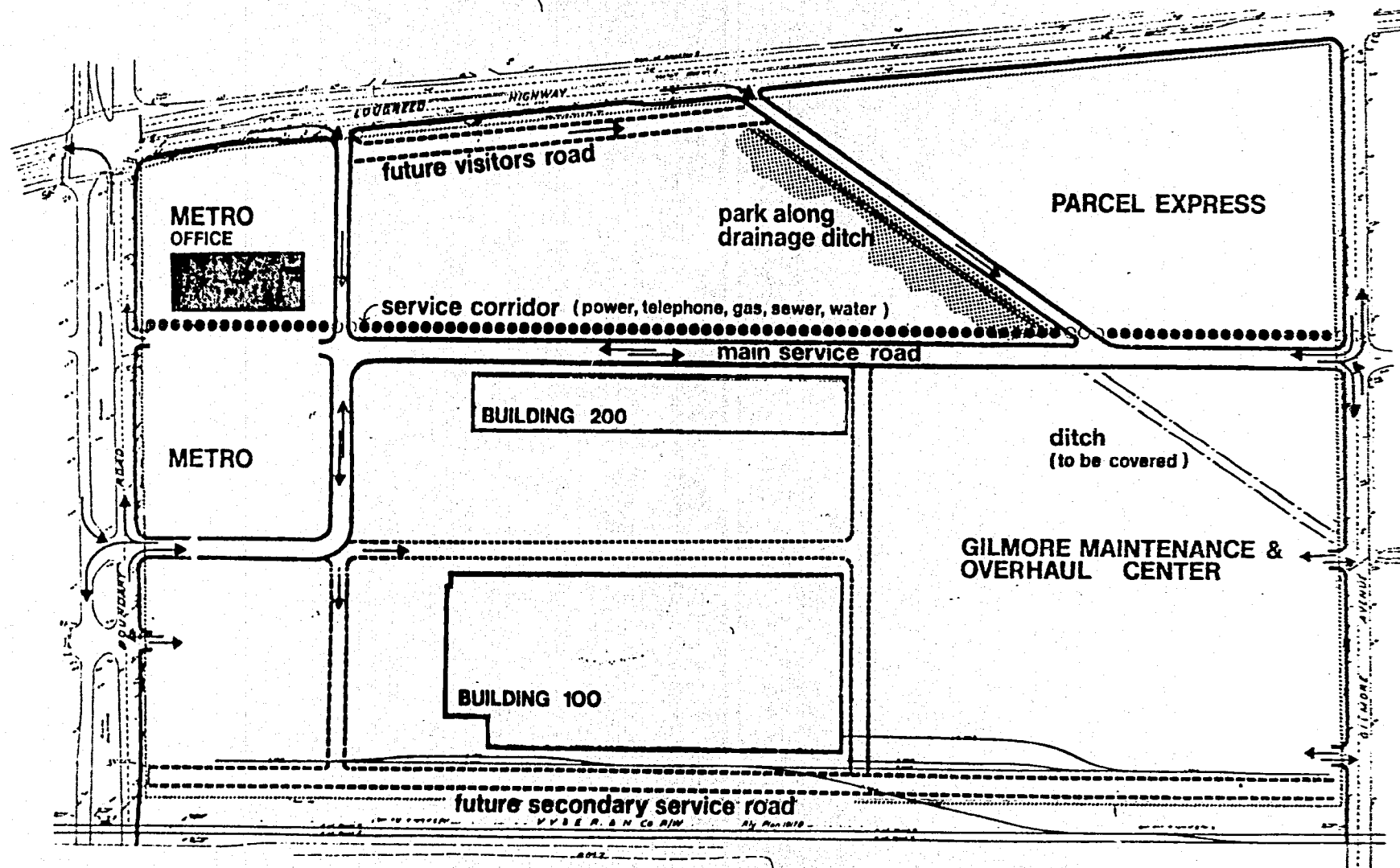
- (a) Provision of inspection chambers in the detailed design, including chambers at any storm drainage outfalls from the development site to the enclosed portion of the stream,
- (b) Provision of suitably designed and maintained grease interceptors from all yard and shop area drains that discharge to the storm sewer,
- (c) Any washup areas for vehicles to discharge to the sanitary sewer system after treatment, and cover of any such areas to prevent the intrusion of storm water to the sanitary system; any process or cleanup areas where industrial cleaners or other contaminants may be involved, to discharge to the sanitary sewer after treatment satisfactory to the Health Department,
- (d) Engineering design approval to the satisfaction of the Greater Vancouver Sewerage and Drainage District,
- (e) Suitable landscape treatment of the covered area.


A. L. Parr
DIRECTOR OF PLANNING

DGS/sam

Attachment

cc: Chief Public Health Inspector
Municipal Engineer
Chief Building Inspector
Senior Assistant Engineer,
G.V.S. & D.D.



WASMAN ARCHITECTURAL GROUP
ARCHITECTS AND URBAN DESIGNERS

B.C. HYDRO
LOUGHEED AND BOUNDARY
JANUARY 7, 1977

MASTERPLAN
SHOWING GILMORE MAINTENANCE AND
OVERHAUL CENTRE

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