

ITEM  
MANAGER'S REPORT NO. 14  
COUNCIL MEETING 13  
89/02/13

RE: LETTER FROM STRATACO/BRADSON WHICH APPEARED ON THE AGENDA FOR THE  
JANUARY 30TH MEETING OF COUNCIL (3 E)  
DRAINAGE PROBLEM AT CASCADE VILLAGE, 3960 CANADA WAY

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Engineering be adopted.

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TO: MUNICIPAL MANAGER 1989 FEBRUARY 07

FROM: DIRECTOR ENGINEERING

SUBJECT: DRAINAGE ENQUIRY - CASCADE VILLAGE  
3960 CANADA WAY

PURPOSE: TO PROVIDE COUNCIL WITH INFORMATION REGARDING  
A DRAINAGE PROBLEM AT 3960 CANADA WAY

RECOMMENDATION:

1. THAT a copy of this report be sent to Strataco/Bradson, #302,  
4180 Lougheed Highway, Burnaby, B.C. V5C 6A7.

REPORT


Appearing on the Council Agenda for the meeting of 1989 January 30 was a letter from the Strataco/Bradson Group which described a drainage problem at the northwest corner of Strata Plan N.W. 2153, Cascade Village. It was stated in the letter that although the source of the water was unable to be determined, it appeared to be runoff from Municipal property.

The drainage problem is the result of seepage which emanates from under a retaining wall, crosses a walkway and flows onto a grassed landscaped area. The Municipality, however, does not own property in this vicinity. The retaining wall and walkway are located on a Statutory Right-of-Way over the common property of Strata N.W. 2153 (Cascade Village). The right-of-way agreement between the Municipality and the property owner requires that the owner maintain the sidewalk and right-of-way in good and reasonable repair. The agreement places no maintenance obligations on the Municipality. Sketch No. 1 (attached) shows the right-of-way in relation to surrounding streets and Sketch No. 2 (attached) provides a greater detail of the physical features in this area.

Staff have checked all Municipal utilities in the area including the adjacent hydrant. No leakages were evident and all facilities appear to be functioning in good order. The drainage seepage seems to be natural subsurface drainage flowing from the higher elevations to the west. Correction of the problem could be achieved by additional tile drain installation, the responsibility for which would rest with the property owner.

Staff have discussed this matter previously with representatives of the Strataco/Bradson Group and are now attempting to communicate with them again in order to impart the contents of this report.

WCS:ka  
Attach.

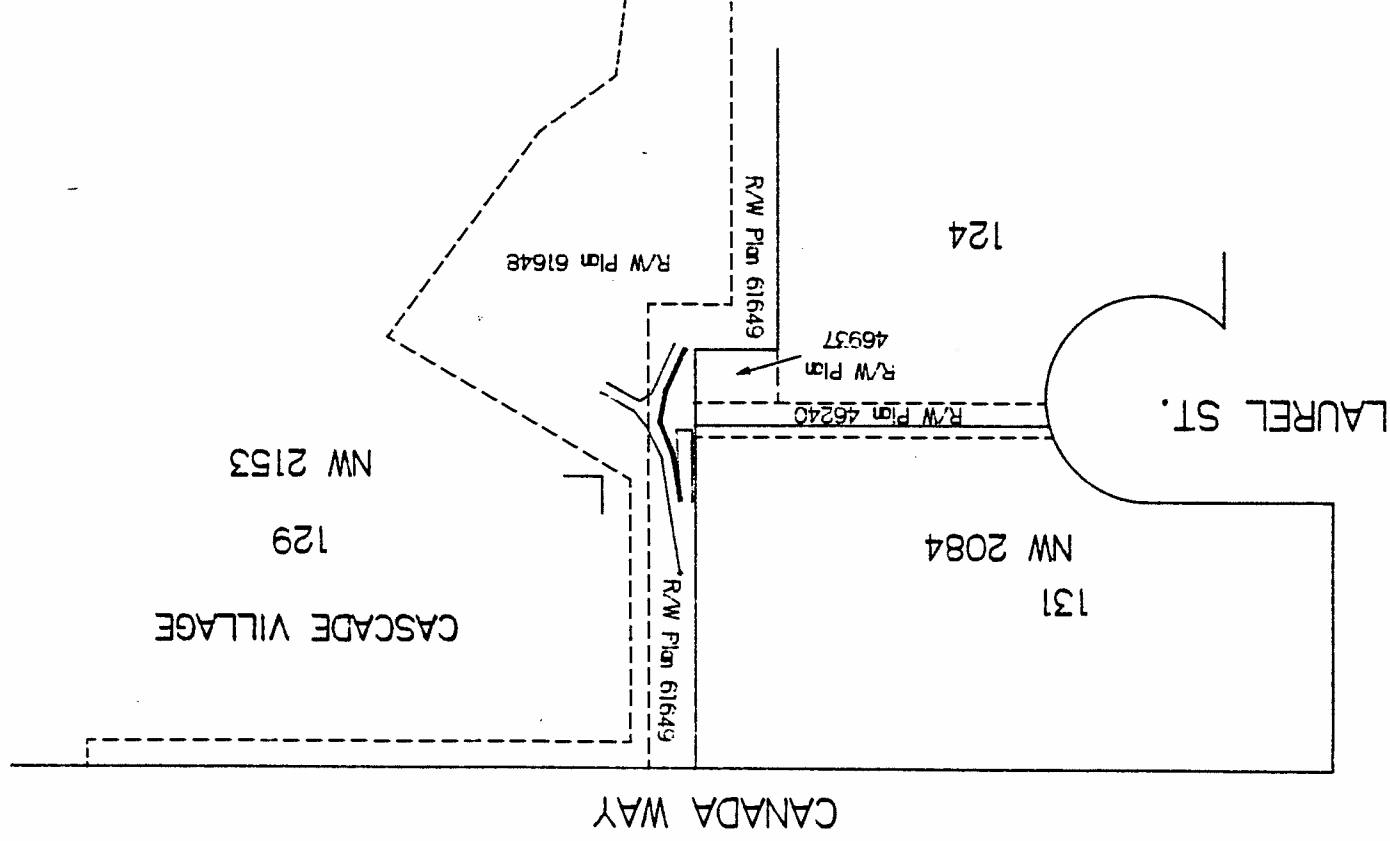
  
E. E. Olson, P. Eng.  
DIRECTOR ENGINEERING

SKETCH No. 1

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Date: February, 1989.

Scale 1:1000

KEY PLAN

# SKETCH No. 2

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## SITE PLAN

Scale 1:250

R/W Plan 61649

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Hydrant

San. MH

R/W Plan 46240

R/W Plan 46937

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R/W Plan 61649

Residence

Storm MH

underground sprinkler system  
sprinkler head.

Water run-off.

WALL

RETAIN.

CONCRETE

Stairs

\*  
Alky  
1.0m dia.

Stairs

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R/W Plan 61648

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