

ITEM 10
MANAGER'S REPORT NO. 70
COUNCIL MEETING 92/11/09

TO: CITY MANAGER 1992 NOVEMBER 03
FROM: ACTING DIRECTOR PLANNING AND BUILDING
SUBJECT: BYRNE CREEK RAVINE PARK AND ADJACENT LANDS
EDMONDS TOWN CENTRE SOUTH

PURPOSE: To provide information in response to correspondence regarding the Byrne Creek Ravine area.

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RECOMMENDATION:

- 1) THAT copies of this report be sent to:

Mr. Terry Dove, 6591 Clinton Street, Burnaby, B.C. V5E 1A3;
Mr. George Ross, 1006 - 4353 Halifax Street, Burnaby, B.C. V5C 5Z4;
Ken and Melodie Evans, 8162 Buller Avenue (Bsmt), Burnaby, B.C.
V5J 4T6;
and to the Federation of British Columbia Naturalists, #321 - 1367
West Broadway, Vancouver, B.C. V6H 4A9.

R E P O R T

The Council agenda of 1992 October 19 included correspondence from Mr. Terry Dove regarding lands adjacent to Byrne Creek Ravine. The agenda of 1992 November 02 included a follow-up letter from Mr. George Ross regarding the same subject. A further follow-up letter from Ken and Melodie Evans appears on this agenda.

Sketch #1 attached is the adopted Development Plan for Edmonds Town Centre South. The 40 acre forested and gravel pit area referred to in the two letters comprises Sites 16, 17, 21 and 22 in the Plan which are located to the east of Byrne Creek Ravine Park. These areas are designated for Garden Apartment and Townhouse use. No timetables or specific plans for development have been determined to date.

The letter from Mr. Dove makes reference to the Federation of B.C. Naturalists having "recommended this exact site (including Byrne Creek Ravine) for preservation as valuable wildlife habitat".

Attached as Sketch #2 is a portion of a map of Environmentally Important Sites identified in an April 1992 report by the Federation of B.C. Naturalists (Environmentally Important Sites in the Greater Vancouver Regional District - Nominated by Naturalists for Protection and/or Special Consideration).

This map nominates only the Byrne Ravine Parklands (as well as other South Slope Ravines) for protection as environmentally important, but does not nominate the adjacent sites referred to in the correspondence. It should be noted that although the subject ravines were dedicated as Park by the Burnaby Park Dedication Bylaw No. 9425 in 1991, the Federation's report map does not reflect the fact that the areas are so protected. It is therefore recommended that a copy of this report be sent to the Federation of B.C. Naturalists in order that the map may be corrected in this regard.

It should also be noted that protection of Byrne Creek Ravine was one of the key considerations when Council eliminated the northern portion of the Gilley Alternate/Byrne Park Drive between Sandborne Avenue and Nineteenth Street, as this was the only portion of the planned road alignment where the desired 30m (100 ft.) wide undisturbed natural buffer above the top of the ravine bank could not be maintained.

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We would also like to note that a consultant's report prepared for the City this year The Nature of Burnaby: An Environmentally Sensitive Areas Strategy also addresses the Byrne Creek Ravine and adjacent lands. The Ravine Park **117** itself is identified as an "Environmentally Sensitive Area of Regional Importance." The adjacent lands to the east referred to in the correspondents' letters is identified as a "Site of Local Neighbourhood Importance." This does not suggest that these lands should be set aside from development and preserved as natural conservation areas, but rather that the planned residential development of the sites should take environmental values into account and incorporate tree preservation and retention of key areas of existing natural vegetation and wildlife habitat. The report makes the following specific comments regarding the subject lands:

"Includes a gravel pit, and an old landfill, and naturalising habitat. Used by birds of prey such as merlins, eagles and owls. Because of proximity to sensitive habitats in Byrne Creek Ravine Park, tree retention and incorporation of existing natural vegetation into landscape plans is important. Opportunities to incorporate nature conservation principles into the development site designs."

The multiple-family residential designation for the sites makes this approach to development more feasible than in the case of areas planned for single-family individual lot subdivision and residential development. The Forest Grove area of Burnaby Mountain provides a successful example of development of low-density multiple-family housing coexisting with natural conservation areas.

Byrne Creek Ravine has also been the subject of a recent Urban Ravine Case Study by the Douglas College Institute of Urban Ecology. While this report notes that urban activity and increased blacktop, chemical pollutions and silt can threaten the ravine, recommendations for ravine protection and to increase the value of the ravine to the community are provided. The conclusion of the report also comments that:

"High density residential development is best located near large green spaces to maintain a better quality of life. The trees, water, and trails provide opportunities for recreation and mental relaxation."

A specific reference to the Byrne Creek watershed notes:

"It is a classic example of nodal development and can serve as an example in the Lower Mainland. It contains a well planned mix of green space, park facilities, access to rapid transit, and a blend of commercial, retail, and residential development - the basic components of a sustainable community."

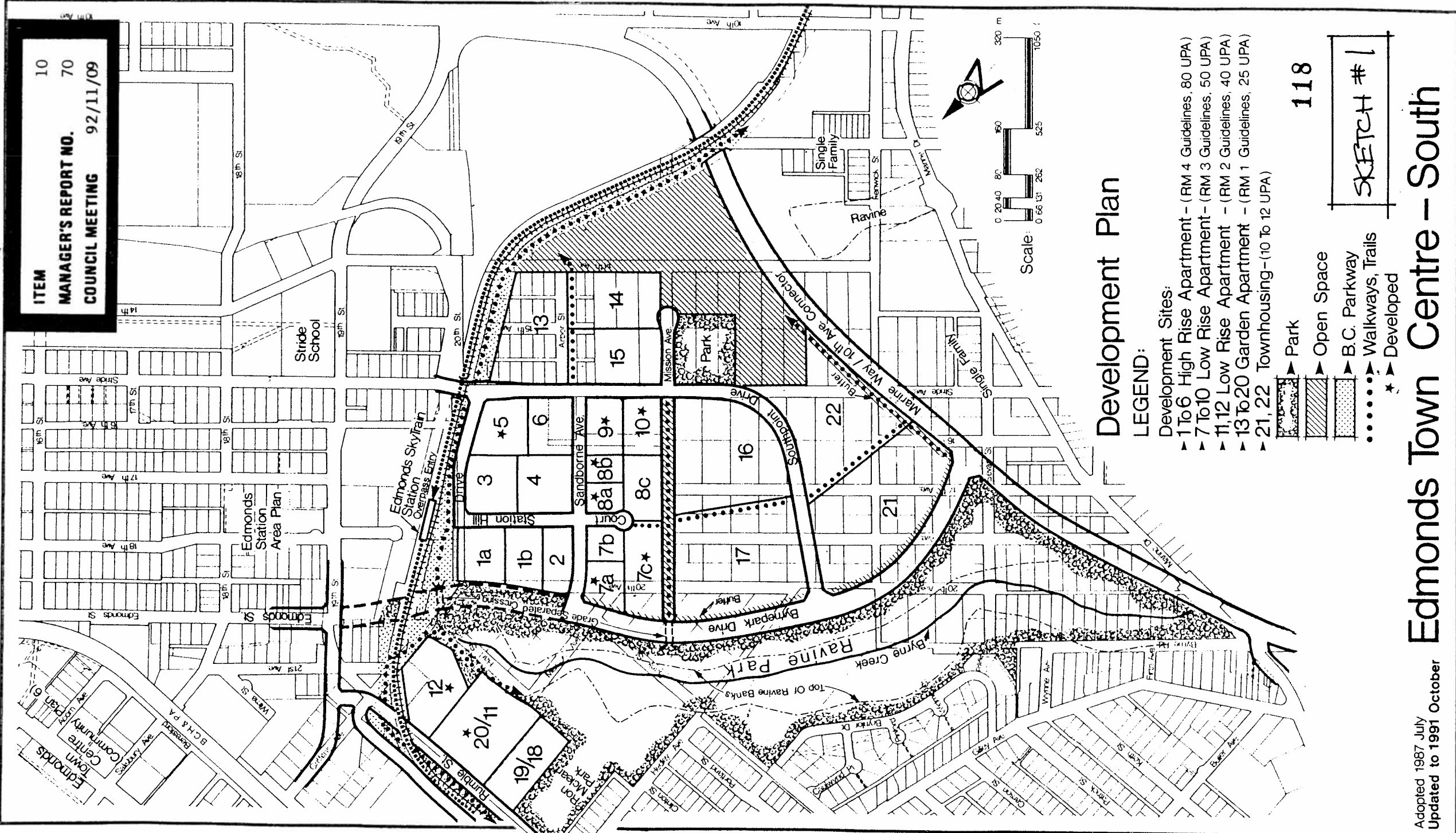
In conclusion, we would note that the Edmonds Town Centre South Plan as adopted by Council represents the City's effort to meet the various needs and priorities of the community. The most environmentally sensitive area, the ravine itself and protective buffer areas have been protected and dedicated as natural parkland, while adjacent lands have been designated for development of much-needed ground-oriented multiple-family residential housing suitable for families with children.

RR:yg

Attach.


D.G. Stenson, Acting Director
Planning and Building

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Development Plan

LEGEND:

Development Sites:

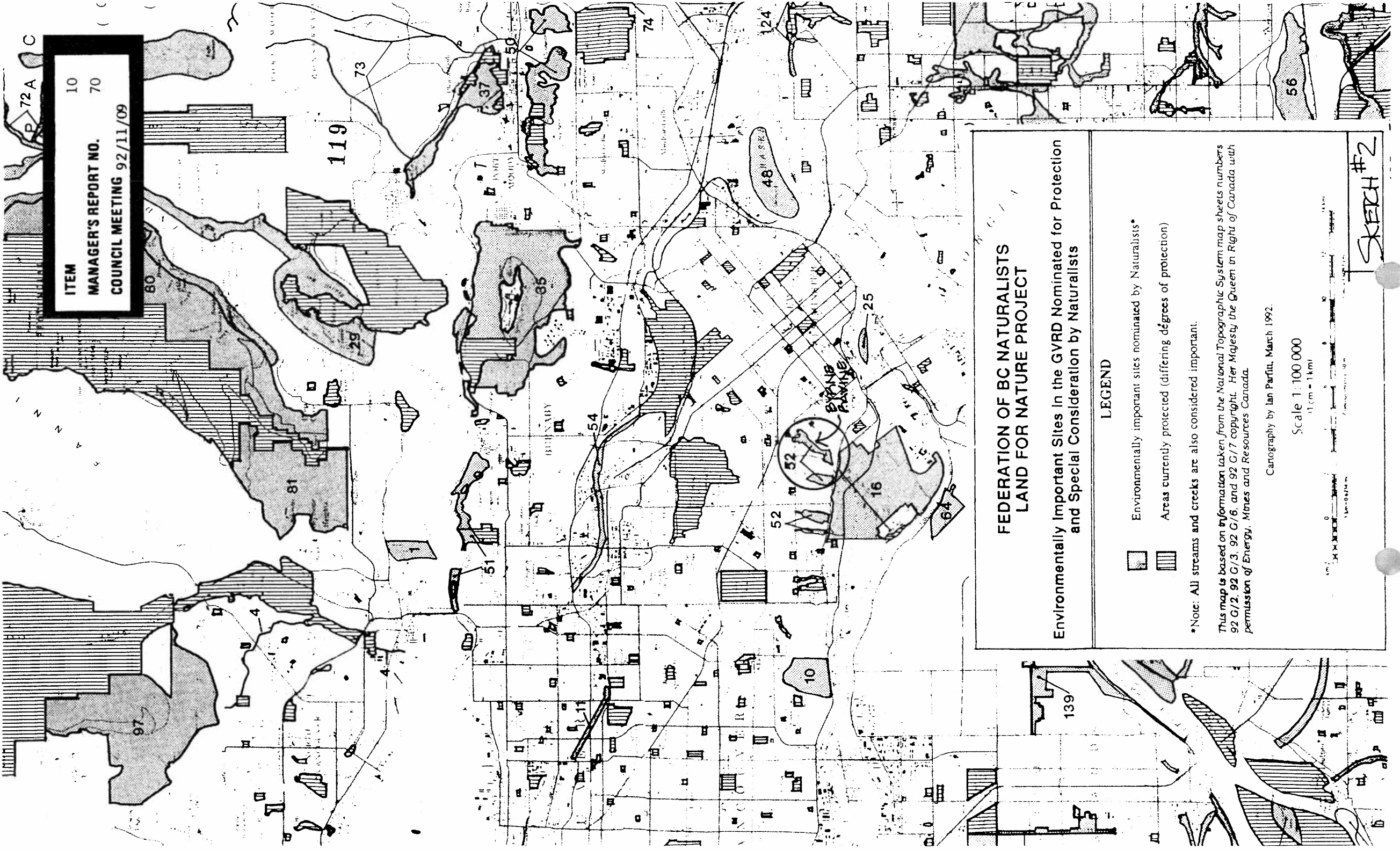
- ▶ 1 To 6 High Rise Apartment - (RM 4 Guidelines, 80 UPA)
- ▶ 7 To 10 Low Rise Apartment - (RM 3 Guidelines, 50 UPA)
- ▶ 11, 12 Low Rise Apartment - (RM 2 Guidelines, 40 UPA)
- ▶ 13 To 20 Garden Apartment - (RM 1 Guidelines, 25 UPA)
- ▶ 21, 22 Townhousing - (10 To 12 UPA)

- ▶ Park
- ▶ Open Space
- ▶ B.C. Parkway
- ▶ Walkways, Trails
- ▶ Developed

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SKETCH #1

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**FEDERATION OF BC NATURALISTS
 LAND FOR NATURE PROJECT**

**Environmentally Important Sites in the GVRD Nominated for Protection
 and Special Consideration by Naturalists**

- LEGEND**
-  Environmentally important sites nominated by Naturalists*
 -  Areas currently protected (differing degrees of protection)

* Note: All streams and creeks are also considered important.

This map is based on information taken from the National Topographic System map sheets numbers 92 G/2, 92 G/3, 92 G/6, and 92 G/7 copyright. Her Majesty the Queen in Right of Canada with permission of Energy, Mines and Resources Canada.

Cartography by Ian Parfitt, March 1992.

Scale 1:100 000
 1 cm = 1 km

SKETCH #2