

TO: CITY MANAGER

1997 August 20

FROM: APPROVING OFFICER

SUBJECT: **SUBDIVISION REFERENCE #111/93**  
**ROAD CLOSURE REFERENCE #6/94**  
**Highway Exchange - Clayton and Claude Avenues**

PURPOSE: To seek Council's authority to repeal a previously adopted Highway Exchange Bylaw and introduce a new Highway Exchange Bylaw within the above subdivision.

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**RECOMMENDATIONS:**

1. **THAT** Bylaw No. 10244, being Burnaby Highway Exchange Bylaw No. 8, 1995 be repealed.
2. **THAT** introduction of a new Highway Exchange Bylaw be authorized according to the terms outlined in this report.

**REPORT**

**Background:**

On 1993 December 20 (Item 16, Manager's Report No. 75 - Rezoning Reference #61/93) Council authorized introduction of a Highway Exchange Bylaw to close the south end of Clayton Avenue to create a new lot and dedicate an internal road including an interim road through Lot 13, which was to be dedicated for road purposes. The existing Claude Avenue right-of-way is to be closed and become a City-owned property, to be used as a buffer between the residential development and the Trans Canada Highway (see attached Sketch #1).

Subsequently, the Highway Exchange Bylaw was introduced and given final adoption on 1995 August 14.

Completion of the residential subdivision and registration of the Highway Exchange was to occur after final approval (given on 1997 January 06) of Rezoning Reference #61/93.

**Current Situation:**

During the detailed processing of this subdivision, the Ministry of Environment Lands and Parks (MOELP) and Department of Fisheries and Oceans (DFO) identified the storm channel on the site as a watercourse contributing potential flow, nutrients and off channel habitat to Deer Lake Brook and the Burnaby Lake system. The agencies subsequently determined the watercourse should be realigned and retained in an open condition linked to Deer Lake Brook (see attached Sketch #2).

As part of this realignment, it is necessary to redirect a portion of the waterway within City property to the south of Clayton Avenue. This will enable the length of the channel to be increased, and reduce the gradient to the downstream culverts. The necessary clearing of adjacent vegetation, widening and extensive replanting within the riparian areas will be undertaken at full cost by the owner of the land being subdivided and with the approval of the Ministry of Environment Lands and Parks (MOELP) and Department of Fisheries and Oceans (DFO).

As a consequence of the above and after several meetings with the owner, Fisheries and City staff, the proposed realignment of the ditch/watercourse was found to be acceptable. In order that the number of lots not be reduced, a reconfiguration of the layout was undertaken.

The resultant layout (shown on Sketch #2) involves adjustment to the road pattern which reduces the width of Clayton Avenue south of Claude Avenue from 20.12 m (66 ft.) to 17.62 m (57.8 ft.) and shifts the proposed new alignment of Claude Avenue northwards by 2.0 m (6.56 ft.). These adjustments have been accepted in terms of subdivision and road design standards.

In order to advance the subdivision at this time, it is necessary to seek authority to repeal the previously approved Highway Exchange Bylaw and introduce a new Bylaw which will accurately reflect the pattern for this project.

**Conclusion:**

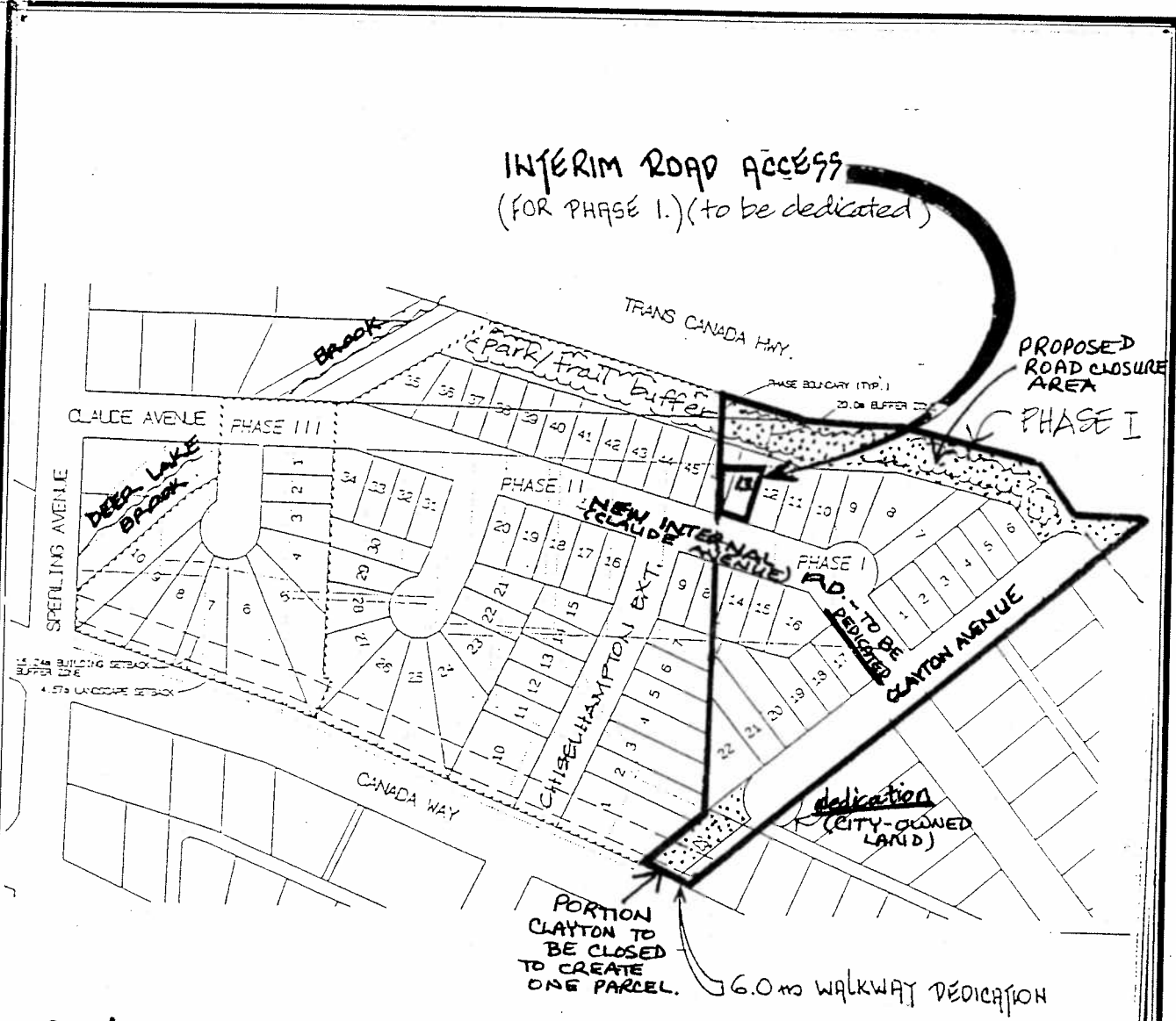
It is, therefore, recommended that Bylaw No. 10244, being Burnaby Highway Exchange Bylaw No. 8, 1995 be repealed and that authority be given to introduce a new Highway Exchange Bylaw as outlined. This will enable the MOELP and DFO's requirements for realignment and retention of an open watercourse to be satisfied, guarantee the original number of lots to the owner, and result in enhanced fish habitat associated with Deer Lake Brook.



D. G. Stenson  
APPROVING OFFICER

CS:hr  
Atts.  
cc: Solicitor  
Director Engineering

INTERIM ROAD ACCESS  
(FOR PHASE I.) (to be dedicated)



PRELIMINARY LAY-OUT  
R-9 PROPOSAL

REZONING REF. # 61/93



Date:	1997 AUGUST
Scale:	N.T.S.
Drawn By:	C.S.



City of  
**Burnaby**

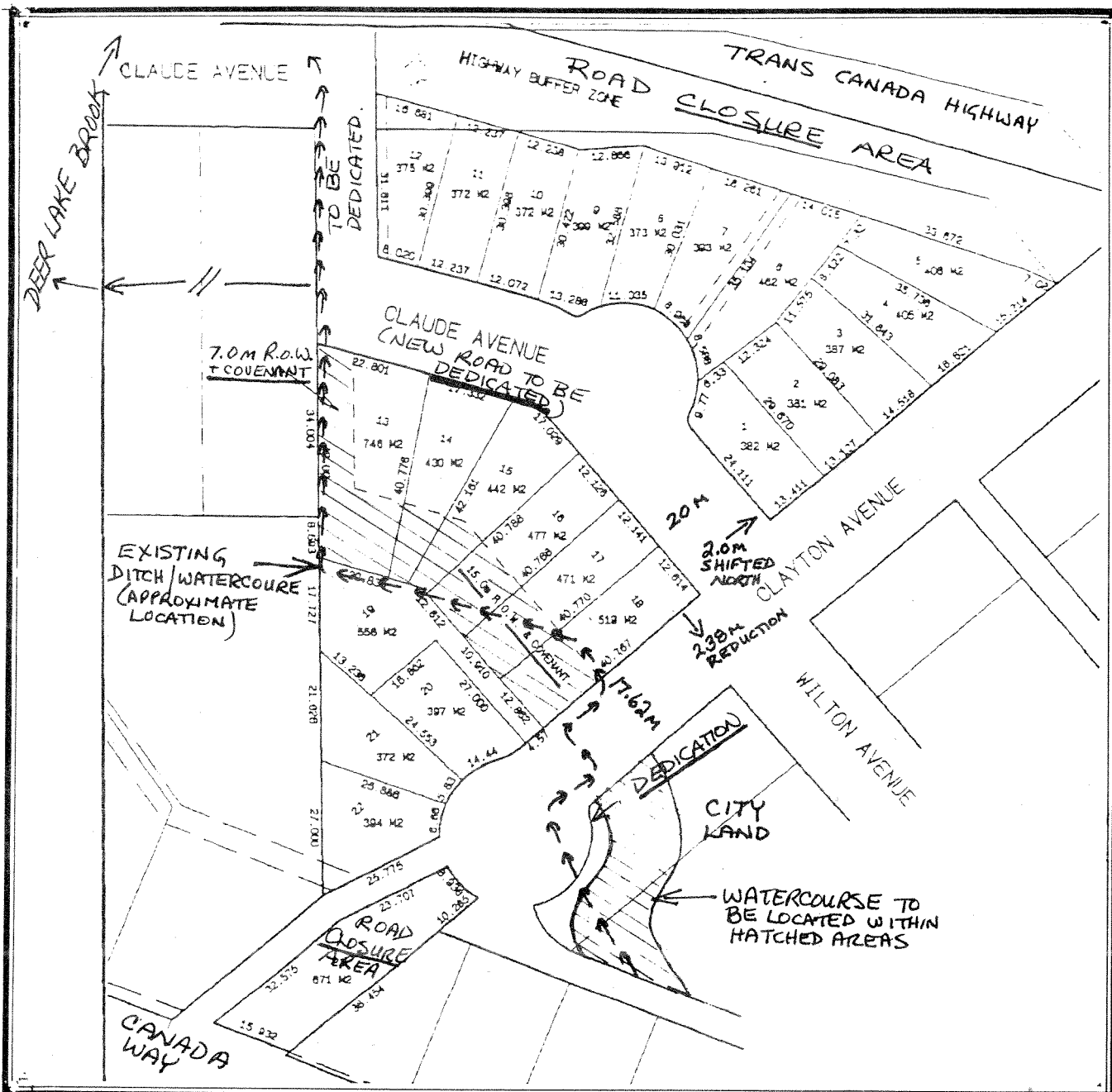
Planning & Building Dept

SUBDIVISION REF. # 111/93

ROAD CLOSURE REF. # 6194

ORIGINAL HWY. EXCHANGE/LOT LAYOUT

SKETCH #1



Date: 1997 AUGUST

Scale: N.T.S.

Drawn By: C.S.



City of Burnaby

Planning & Building Dept

SUBDIVISION REFERENCE # 111/93  
 ROAD CLOSURE REFERENCE # 6/94  
 PROPOSED AMENDED HIGHWAY EXCHANGE  
 + SUBDIVISION LAYOUT.



SKETCH #2