

Item	14
Manager's Report No.	15
Council Meeting	97/05/26

**TO:** CITY MANAGER

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #8/96  
 (X-REF. REZONING REFERENCE #27/97)  
 4330 SANDERSON WAY  
 DISCOVERY PLACE COMMUNITY PLAN  
 WATERCOURSE ALIGNMENT

1997 MAY 21

**PURPOSE:** To inform Council of the alignment proposed for the relocated watercourse on the subject site.

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**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**REPORT**

At the 1997 March 24 Council meeting, Council received a report responding to concerns raised at the 1997 February 25 Public Hearing for Rezoning Reference #8/96, an advanced technology research and office facility providing the Canadian headquarters for Electronic Arts (see *attached* Sketch #1). One of the issues concerned retaining a watercourse for which three options were being studied with the understanding that a further report would be submitted to Council once the project's consultant's study was reviewed by staff.

As Council may recall, the watercourse presently appears as an open, ephemeral channel and areas of overland flow fed by storm run-off from a small residential catchment area above the site. It is culverted for an extensive length below the site and currently has no access for fish. It is the intent of the applicant to work with staff, the Ministry of the Environment and the Department of Fisheries and Oceans to place it in a suitable location that minimizes the loss of surrounding vegetation and riparian habitat while maintaining an open watercourse that provides habitat as well as food and nutrients downstream.

Three main options for locating the watercourse were examined (see *attached* Sketch #2). The first was running it through the parking lot. This would provide a pleasant water feature for the project but entail significant slope stabilization with rip rap and considerable culverting without providing an adequate habitat.

The second option involved locating the watercourse along the edge of the development site adjacent to the conservation area, providing an amenity to both while retaining more of the watercourse in an open condition. However, this would require significant revisions to the proposed adjacent parking lot and riparian landscaping would only be accommodated on the side of the conservation area.

The third option, to relocate the creek through the conservation area, is the one that enhances the public domain with a permanent amenity and most improves local habitat, although it entails some grading complications and alternative solutions for springs and area runoff from the existing streambed. Notwithstanding, this is the applicant's preference, as well as that of the Ministry of Environment, Land and Parks, and discussions with the local community indicate this will be a welcome amenity. To ensure that this is a fully viable solution, several technical details are being resolved to satisfy the Engineering and Parks Departments. These include clarifying the location of the new trail and trees being provided through Rezoning Reference #66/94, the location and width of the proposed watercourse, the manner of construction, the location of existing trees and understorey growth which might be impacted by the relocation, and the type of riparian replanting being provided. Given that these matters can be suitably resolved, Option 3 appears best to meet the needs of the various parties concerned.

Thus, unless otherwise directed, staff will pursue a satisfactory plan for the relocation of the watercourse through the conservation area as discussed above.

This is for the information of Council.



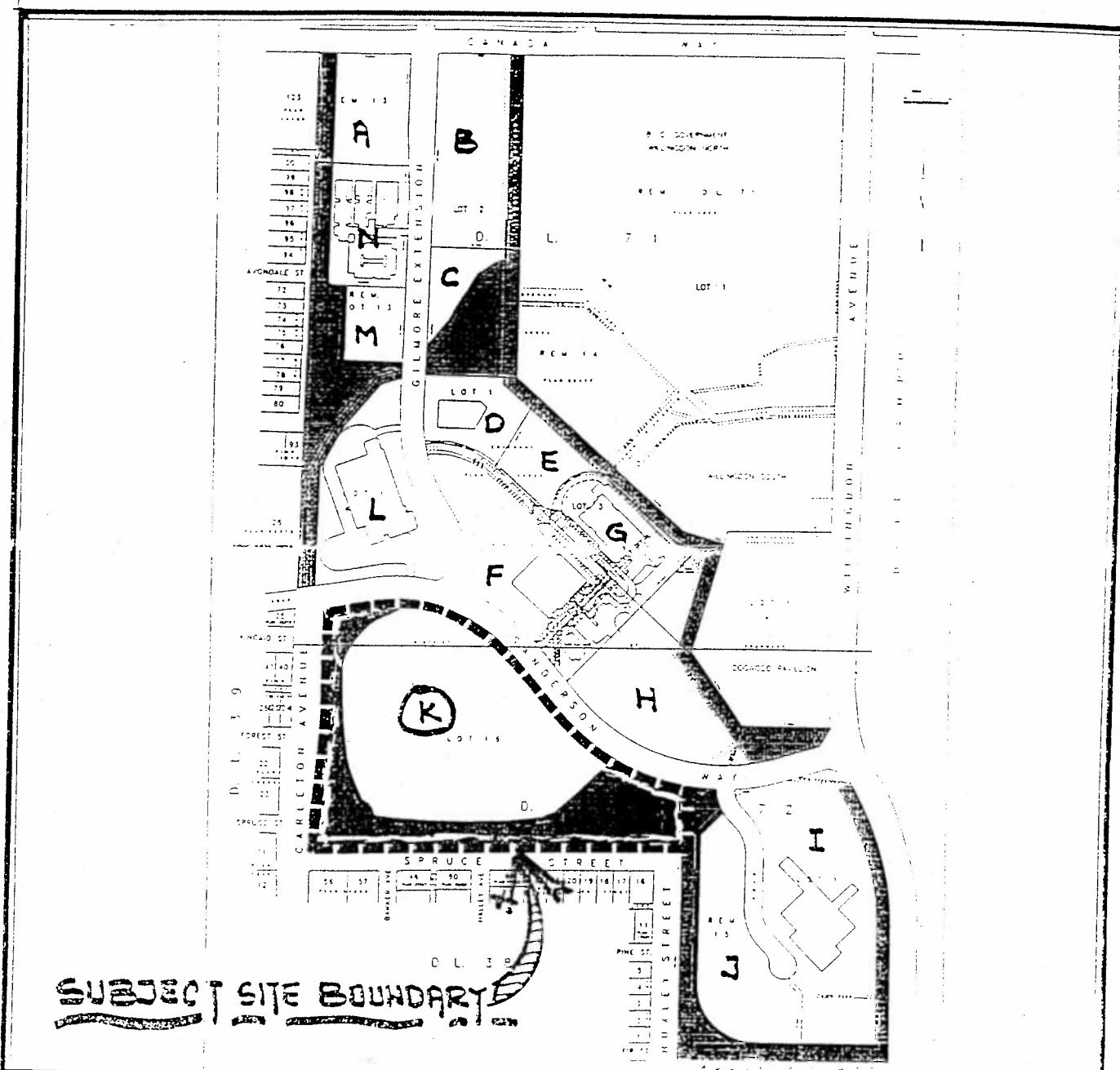
D. G. Stenson  
Director Planning and Building

FA:gk

Attachments

cc. Director Engineering  
Director Recreation and Cultural Services  
City Solicitor  
Chief Environmental Health Officer

(a:\creek2.wpd)



**SUBJECT SITE BOUNDARY**

Date:  
MARCH 1996

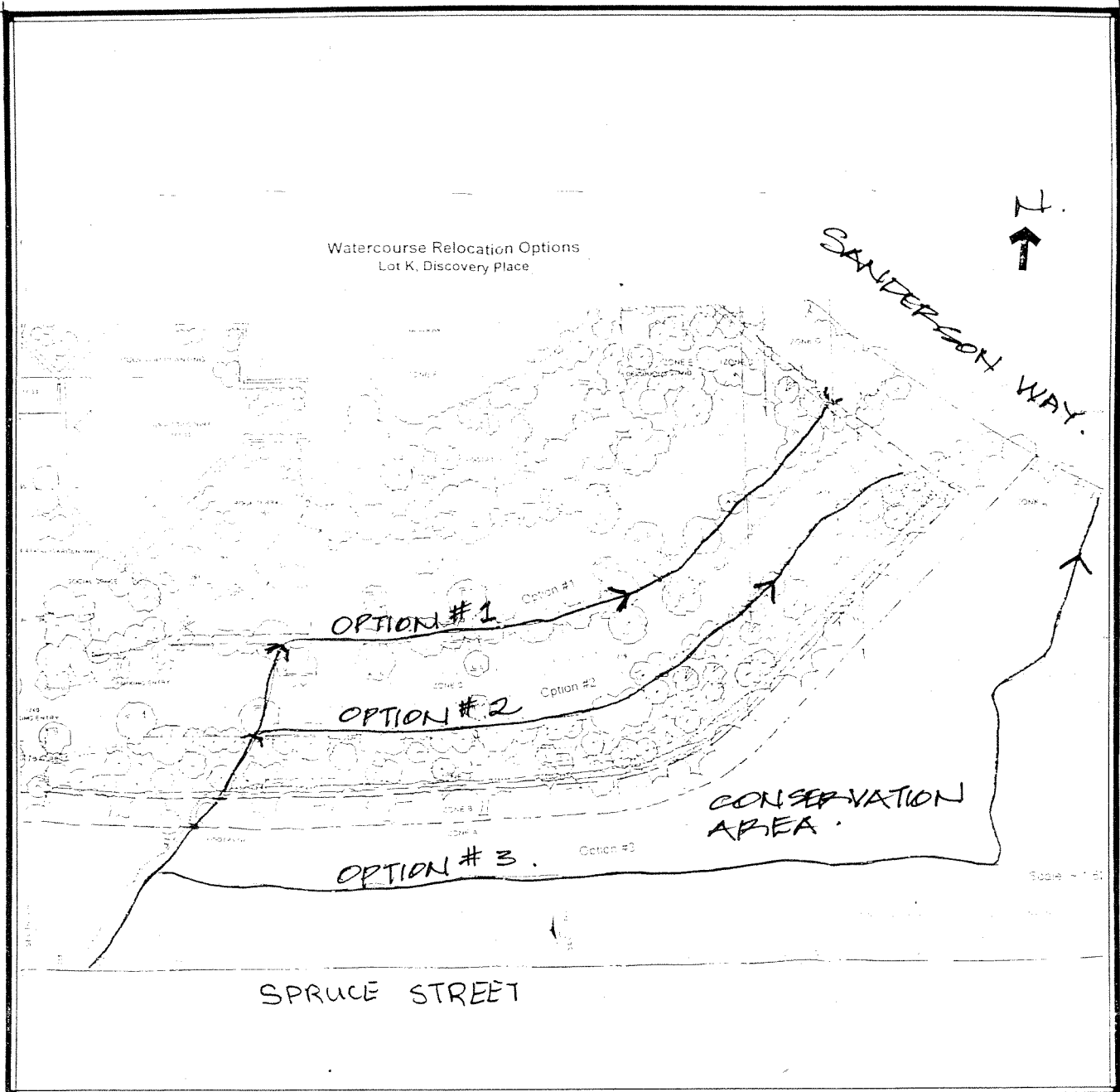
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Drawn By:  
J.F.C.



REZONING REFERENCE # 8/96

SKETCH # 1



Date:  
MAY 1997

Scale:  
N.T.S.

Drawn By:



City of  
Burnaby

Planning & Building Dept.

WATERCOURSE RELOCATION OPTIONS  
REZONING REFERENCE #8196 SKETCH #2