

**TO:** CITY MANAGER

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** STILL CREEK BUFFER PLANTING  
 REZONING REFERENCE #14/94  
 (X-REF. REZONING REFERENCE #61/84 & #37/96)  
 4401 STILL CREEK DRIVE  
 WILLINGDON PARK COMMUNITY PLAN

1997 OCTOBER 22

**PURPOSE:** To inform Council of the buffer planting and sediment control system provisions for development adjacent to Still Creek at 4401 Still Creek Drive.

**RECOMMENDATION:**

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

**REPORT**

At the 1997 September 29 Council meeting, comments were made regarding the buffer planting and sediment control system provisions at a development site (Rezoning Reference #14/94) adjacent to Still Creek, 4401 Still Creek Drive in the Willingdon Park Community Plan (see **attached** Sketch #1) and a report was requested on this matter.

As Council may recall, Willingdon Business Office Park was first rezoned for Comprehensive Development, using M5 guidelines, through Rezoning Reference #61/84. At that time, the creek was to be preserved essentially in its existing condition with both banks of the creek cleared of underbrush and landscaped as an open space conservation area. Pedestrian paths were placed along both banks to link with pedestrian sidewalks within the overall development site and additional trees and areas of large shrubs in strategic locations were planted.

Subsequently, the guide plan for the area was revised, in conjunction with Rezoning Reference #40/91 and Rezoning Reference #14/94, for individual development sites. At that time, environmental issues, specifically watercourse protection, were emphasized in more detail. In particular, the Plan noted the need to enhance and integrate the Still Creek corridor as an important on-site natural feature (see **attached** Sketch #2). The Plan indicated a minimum non-disturbance zone of 10m from the top of creek banks; a minimum 15m building setback from the top of bank; the enhancement of existing natural planting using native or compatible species; the use of temporary protective fencing and approved siltation control techniques during building construction to protect Still Creek; the need to treat site runoff from industrial activities and all parking or staging areas; and the control of pedestrian use through maintenance of recreational trails and readily accessible connections with other walkways. The trail adjacent to 4401 Still Creek is also used for maintenance access.

The Greater Vancouver Sewerage and Drainage District, which manages the stormwater conveyance of Still Creek, was also consulted to ensure the development did not impact the stormwater flow of the creek.

Rezoning Reference #14/94, which went to Public Hearing on 1994 May 31, provided a restrictive covenant to protect the vegetation within the 10m non-disturbance area along the creek as well as a \$15,000 deposit against damage during construction and a sediment control system approved by the City of Burnaby Environmental Health Services. In addition, recognizing that the natural edge along the creek provides a significant riparian habitat for a variety of local wildlife, the landscape plan incorporated an environmentally sensitive plan for regular maintenance.

Recently, when the site was cleared for sediment control system installation and site construction preparation, concerns were expressed that the young alder stand in the covenant area provided only a modest riparian buffer area from the creek as well as reduced screening to the parking area from the trail. Staff reviewed these concerns with the owner, Slough Estates. They agreed to provide additional appropriate native vegetation to enhance the riparian buffer area for creek protection and to improve habitat and screening of the development. These additions, which included input from Burnaby Lake Systems Project representatives Mark Angelo and Bob Gunn, were recently detailed in an updated landscape plan.

Federal and provincial agencies, such as the Ministry of the Environment (MOE) and the Department of Fisheries and Oceans (DFO), have increasingly emphasized watercourse and aquatic habitat protection in the last few years. The City recognizes the environmental significance of Still Creek and is participating in initiatives such as the Brunette Basin Task Group which is working towards development of a watershed management strategy for the Still Creek/ Brunette Basin. The City's adopted "*Alternative Stormwater Management Approaches*", Burnaby Stream Keepers and the BCIT- Burnaby Lake Systems Project are other initiatives which pertain to watercourse protection and enhancement, including Still Creek. Therefore, staff will continue to ensure future developments are implemented in an environmentally responsible manner.

Staff will continue to work with the owner of 4401 Still Creek Drive to ensure the satisfactory provision of supplementary natural planting in the buffer area adjacent to Still Creek. Subsequent rezoning applications for other sites abutting the Creek will be required to provide suitable setbacks from Still Creek and will be pursued in accordance with standards of MOE and DFO with landscaping that endeavours to strengthen the riparian habitat.



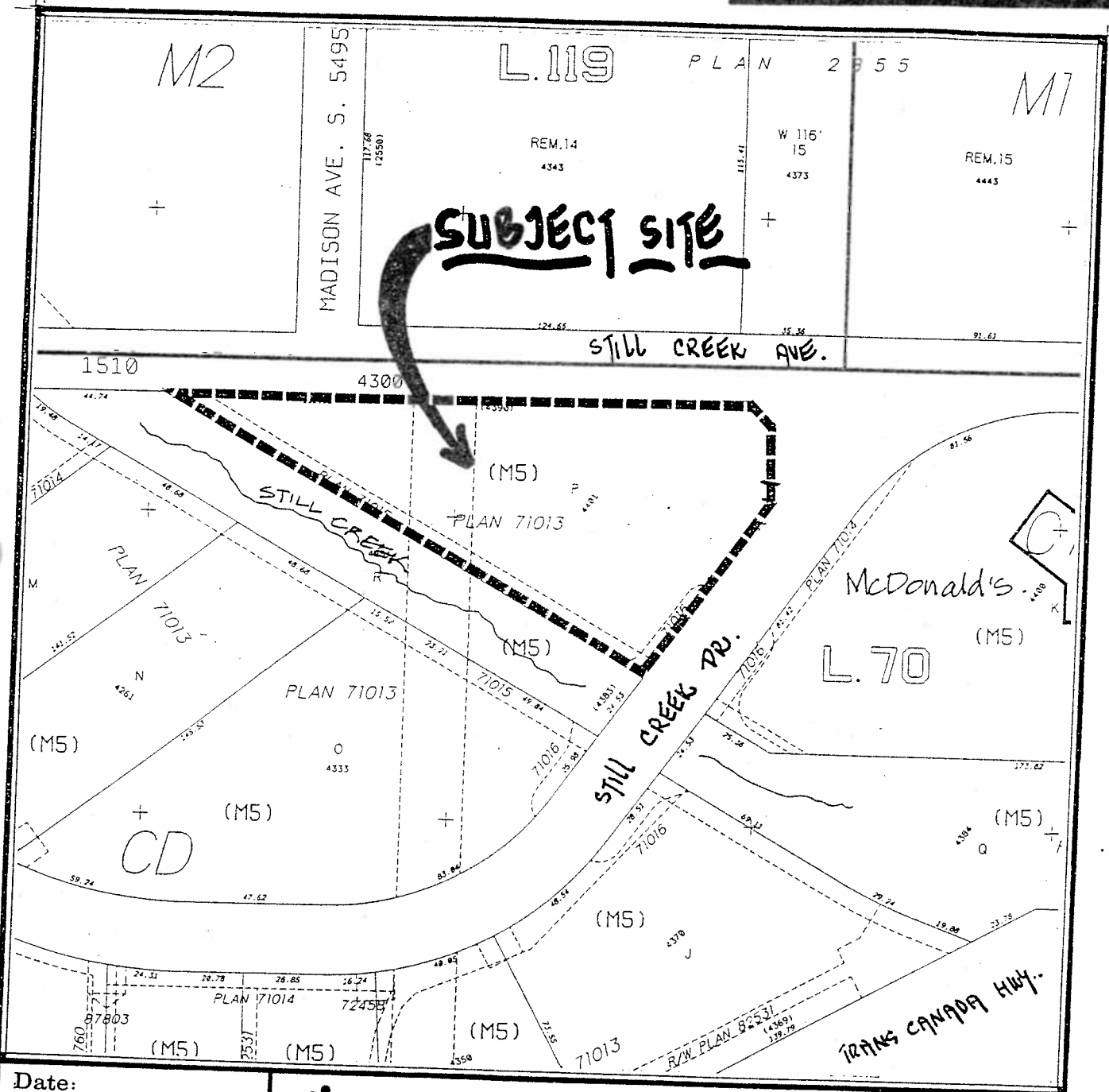
D. G. Stenson

Director Planning and Building

FA/SH:gk

cc. Director Engineering (Environmental Services)  
Chief Building Inspector


ITEM	18
MANAGER'S REPORT NO.	29
COUNCIL MEETING	94/05/02




Date:  
**MARCH 1994**

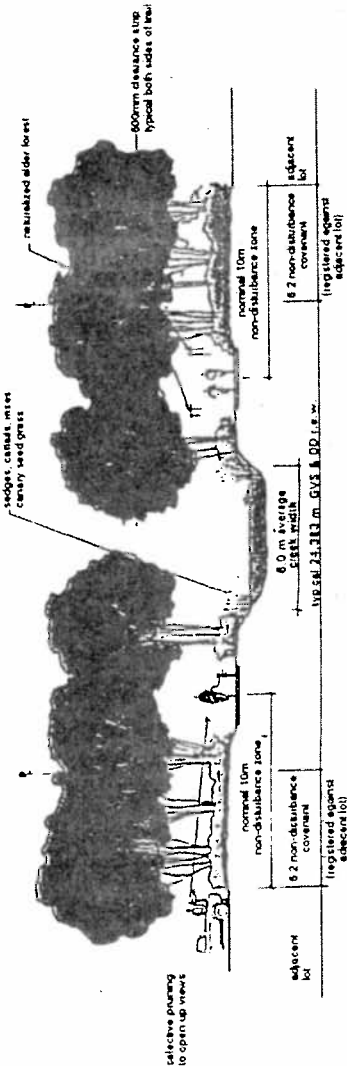
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Drawn By:  
**J.P.C.**

 **City of Burnaby**  
 Planning & Building Dept.

**REZONING REFERENCE # 14/94**

  
**North**  
 SKETCH # **1**



**STILL CREEK**

- retain open creek condition
- minimal intervention with maintaining water and water associated vegetation

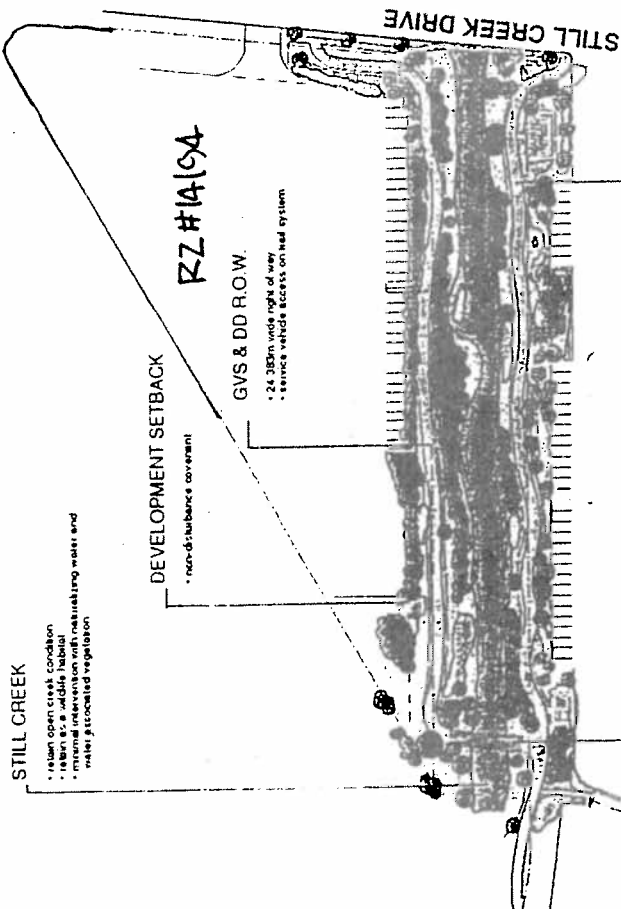
**DEVELOPMENT SETBACK**

- non-disturbance covenant

**GVS & DD R.O.W.**

- 24.385m wide right of way
- service vehicle access on trail system

RZ #14/04



**PEDESTRIAN BRIDGE CROSSING**

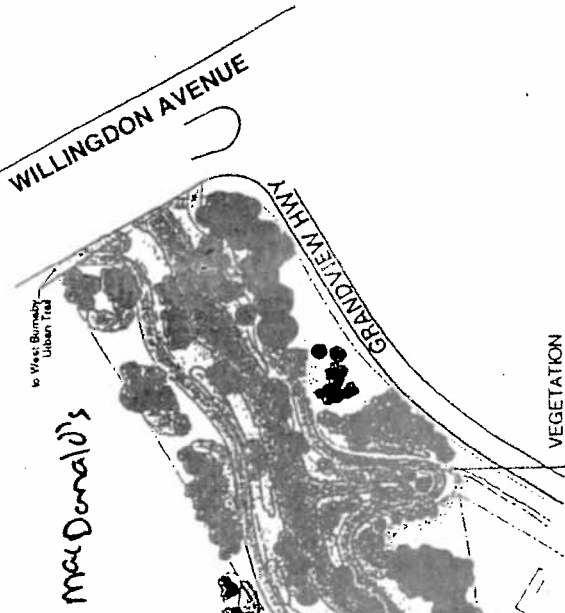
- owned and maintained by Slough Estates Canada

**TRAIL SYSTEM**

- maintain 3.0m wide fine stone just both side of creek
- connect Willingdon Park with Burnaby's Urban Trail System's
- accommodate service vehicles
- maintain 600mm wide distance strip either side of trail
- varied landscape experiences i.e. floodplain/marsh, alder forest
- link to existing developments
- recreation fitness route with "Pawpaction" stations
- better bike accessibility
- provide access right of way

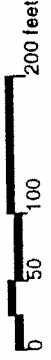
**STILL CREEK DRIVE AND CROSSING**

- 1.5m wide sidewalk both sides
- approximately 1.5 - 2.0m distance from average water level to underside of bridge
- canoe, kayak access considered
- vegetation within side of creek forming views of the creek



**VEGETATION**

- retain existing natural vegetation
- selectively remove ornamental vegetation
- encourage native grasses, herbaceous perennials and shrubs
- encourage alder forest
- selectively prune to maintain views of the creek and for security
- screen adjacent development
- vegetation at wildlife habitat
- enhance viewing opportunities from Still Creek Drive crossing and pedestrian bridge



**Still Creek Conservation Plan**

SKETCH #10