
TO: CITY MANAGER **DATE:** 2008 November 20

FROM: DIRECTOR PARKS, RECREATION &
CULTURAL SERVICES

SUBJECT: WARNER LOAT PARK - PROPOSED ENVIRONMENTAL
COMPENSATION WORKS AT 4079 PIPER AVENUE (RZ.REF.#04-19)

PURPOSE: To request approval in principle for the detailed landscape design plan for environmental enhancement compensation works within Warner Loat Park.

RECOMMENDATION:

1. THAT the detailed landscape design plan submitted by ECL Envirowest Consultants Limited for environmental enhancement compensation works within Warner Loat Park be approved for implementation by Polygon Development 62 Limited in Spring 2009 under the terms and conditions outlined in this report.

REPORT

At its 'Open' Meeting of 2008 November 19, the Parks, Recreation and Culture Commission received the above noted report and adopted the three recommendations contained therein.



Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

DE:hh

Attach.

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Copied to: Director Planning and Building
Director Engineering
City Solicitor
Risk Manager

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: WARNER LOAT PARK - PROPOSED ENVIRONMENTAL
COMPENSATION WORKS AT 4079 PIPER AVENUE (RZ. REF. #04-19)

RECOMMENDATIONS:

1. **THAT** the detailed landscape design plan submitted by ECL Envirowest Consultants Limited for environmental enhancement compensation works within Warner Loat Park be approved for implementation by Polygon Development 62 Limited in Spring 2009 under the terms and conditions outlined in this report.
2. **THAT** Council be requested to concur.
3. **THAT** a copy of this report be forwarded to the Environment Committee and Mr. Pete Willows at ECL Envirowest Consultants Limited for information purposes.

REPORT**INTRODUCTION**

At their respective meetings of 2007 June 20 and 25, Commission and Council gave approval in principle to ECL Envirowest Consultants Limited (Envirowest), acting on behalf of Polygon Development 62 Limited, to use a site at the city-owned property at 4079 Piper Avenue within Warner Loat Park (Attachment #1) to implement required environmental planting compensation work for a private residential development project located elsewhere in North Burnaby. Envirowest has now submitted a final landscape design plan for the proposed environmental compensation works at Warner Loat Park (Attachment #2) and is requesting final approval of the plan and use of the city park site before proceeding with implementation in Spring 2009. Details of the development project and the required compensation works are outlined below.

2150 BETA AVENUE PROJECT

Polygon Development 62 Limited (Polygon), as part of the servicing requirements for its development at 2150 Beta Avenue (Rezoning Reference #04-19) has cleared a portion of its property to make way for development.

To: Parks, Recreation & Culture Commission
From: Director Parks, Recreation and Cultural Services
Re: Warner Loat Park - Proposed Habitat Compensation
Works at 4079 Piper Avenue (RZ. Ref. #04-19)

.....Page 3

At its meeting of 2005 July 27, the Environment Review Committee (ERC) considered the Beta Avenue Project and identified the requirement for a compensation planting plan with emphasis on addressing invasive species issues to be created and submitted to DFO by the Applicant.

Polygon was originally required to compensate for the loss of streamside vegetation at this site by planting 1,364 native shrubs and 64 native trees within the Juneau Street right-of-way. For a number of reasons the Juneau Street right-of-way is no longer considered a suitable site for these works and a new site at 4079 Piper Avenue, in the Eagle Creek watershed, was selected for the compensation planting. This property is city-owned parkland at Warner Loat Park and is the site of a former rental building demolition.

Upon approval in principle from Commission and Council in 2007 to the use the site at 4079 Piper Avenue, Polygon applied to the Department of Fisheries and Oceans for riparian planting on Eagle Creek as compensation for impacted habitat at its project site on Beta Avenue. Envirowest coordinated approvals for the work through the ERC Committee, from Department of Fisheries and Oceans, the Ministry of Water, Land and Air Protection and other relevant agencies and is now seeking final approval to use the site before proceeding with implementation.

Before commencement of any construction on the City park land, Polygon will be required to enter into a temporary construction access agreement with the City and to schedule all work in advance to the approval of the City. Envirowest is also required to develop a Habitat Mitigation Plan to ensure that best management practices are observed during the construction of the habitat compensation works, including details of site access and material disposal.

The works have been designed with input from Park Operations and Design staff and will become the responsibility of the City after the construction warranty and monitoring period.

CONCLUSION

Commission and Council gave approval in principle to the use of a portion of the riparian zone along Eagle Creek flowing through Warner Loat Park for proposed environmental enhancement works to be funded and carried out by Polygon as compensation for clearing associated with a proposed new development at 2150 Beta Avenue. The proposed works are generally compatible with recreational use of the area, will enhance the riparian setting, and will benefit fish and other wildlife at no cost to the City.

To: *Parks, Recreation & Culture Commission*
From: *Director Parks, Recreation and Cultural Services*
Re: *Warner Loat Park - Proposed Habitat Compensation
Works at 4079 Piper Avenue (RZ. Ref. #04-19)*
.....Page 4

Staff therefore, recommend that Commission and Council approve the planting design plan and authorize the implementation of the plan by Polygon and Envirowest as per the terms outlined in this report.



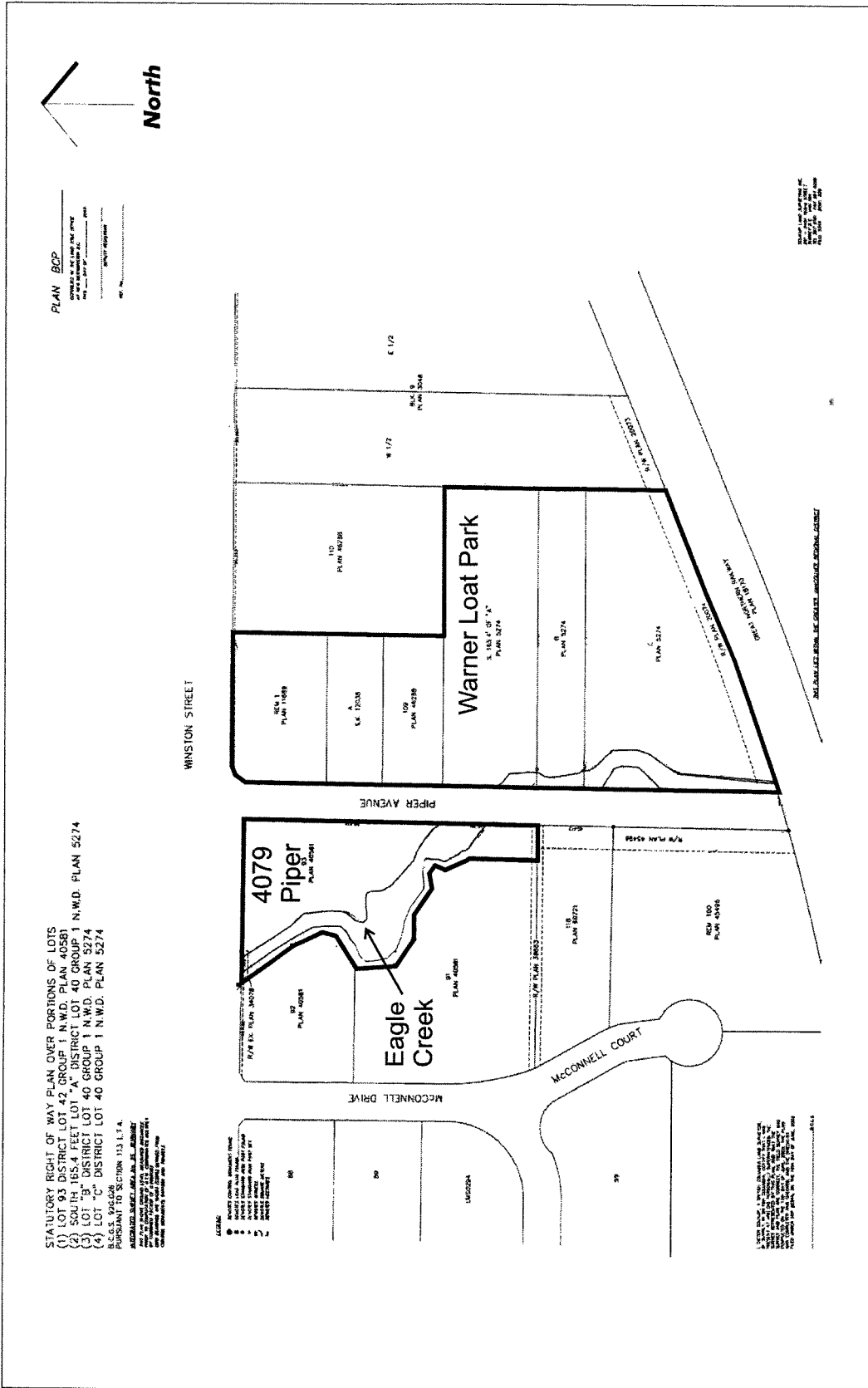
Dave Ellenwood
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

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Attachments (2)

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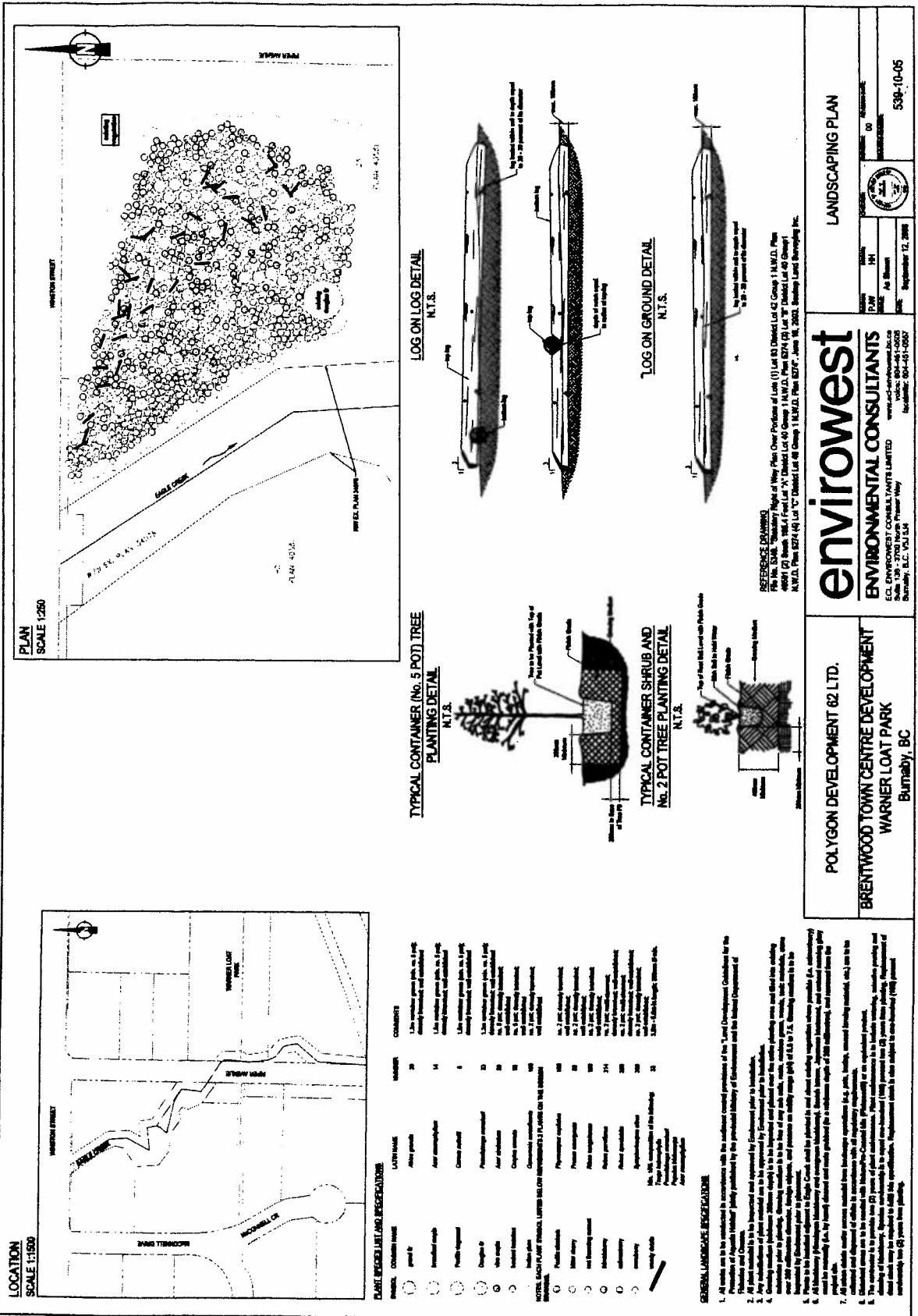
Copied to: Director Planning and Building
Director Engineering
City Solicitor
Risk Manager



Dwg.# M 06-2
 Date: May 2006, Nov2008rev
 Scale: nts
 Prepared By: DD

**Warner Loat Park
 Proposed Site for RZ. REF #04-19 Environmental
 Compensation Project (4079 Piper Avenue/Eagle Creek)**





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POLYGON DEVELOPMENT 62 LTD.
BRENTWOOD TOWN CENTRE DEVELOPMENT
WARNER LOAT PARK
 Burnaby, BC

LANDSCAPING PLAN
 DATE: 12/08/05
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 538-10-05