

ITEM 7  
MANAGER'S REPORT NO. 36  
COUNCIL MEETING 88/05/16

RE: LETTER FROM SAPPERTON FISH AND GAME CLUB, SPECIAL PROJECTS COMMITTEE,  
P.O. BOX 1171, COQUITLAM, B.C., V3J 6Z4  
CARIBOO HEIGHTS DEVELOPMENT ADJACENT THE BRUNETTE RIVER

ACTING MUNICIPAL MANAGER 'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: Municipal Manager DATE: 1988 May 11  
FROM: Director Planning & Building Inspection OUR FILE: 15.711.1  
SUBJECT: Sapperton Fish and Game Club's 1988 April 18 Letter  
Regarding Cariboo Heights Development Adjacent  
The Brunette River

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RECOMMENDATION:

1. THAT a copy of this report be forwarded to:

- a) Sapperton Fish and Game Club  
Special Projects Committee  
P.O. Box 1171  
Coquitlam, B.C.  
V3J 6Z4
- b) Ministry of Environment and Parks  
Fish and Wildlife Branch  
10334 - 152A Street  
Surrey, B.C.  
V3R 7P8
- c) Fisheries and Oceans  
Habitat Management Unit  
330 - 80 Sixth Street  
New Westminster, B.C.  
V3L 5B3

SUMMARY:

The following report provides Council with the relevant background information pertaining to the preservation of the Brunette River system within the context of the Cariboo Heights Development Plan. The concerns identified by the Sapperton Fish and Game Club are reviewed and it is confirmed that they are to be addressed in the implementation of the Plan's objectives.

R E P O R T

1.0 INTRODUCTION AND BACKGROUND

Appearing on the 1988 May 16 Council Agenda is a letter from the Sapperton Fish and Game Club outlining certain concerns with respect to the possible repercussions of the Cariboo Heights development on the Brunette River system. In order to provide Council with the background information pertaining to this subject, the following information has been extracted from previous reports.

1.1 Development Plan Influences and Characteristics

In the preparation of the Cariboo Heights Development Plan, a number of notable physical features and other site characteristics were identified as influences in the 1984 January 16 Manager's Report No. 04 to Council. The section pertaining to Natural Features stated the following:

(i) Vegetation

The study area contains extensive undeveloped lands which are covered with maturing second growth deciduous and coniferous trees. This forested area is a major visual asset which is seen as a component of the natural greenbelt area along the Trans Canada Highway. Moreover, it is part of a larger natural area which includes the Brunette River system and the eastern portion of the Burnaby Lake Regional Park as well as the northerly portion of the adjacent George Derby lands.

In order to preserve the visual quality of the area and to minimize the problems associated with soil erosion, increased runoff, deteriorating water quality, and loss of natural habitat, development proposals should provide for the retention of significant natural areas.

(ii) Topography

The majority of the land generally slopes moderately to the north and east and is considered suitable for development. Certain areas in the northwest sector of the study area contain very steep slopes and ravine areas which are not suitable for development. The river basin along the Brunette River is also not suitable for development for topographic and environmental reasons.

The relatively uniform slope of the undeveloped portions of much of the area offers an opportunity to introduce terraced group housing units which would overview the surrounding natural amenities which can be achieved by clustering development within substantial bands of natural vegetation.

The retention of natural vegetation which would be achieved by low site coverage development will not only preserve important environmental aspects of this natural area but will also screen the development from views from the Trans Canada Highway, the Loughheed Town Centre Area and from the development areas on the south slope of Burnaby Mountain.

(iii) Brunette River

The Brunette River is unique in that it is the only river system in the Fraser Valley wholly encompassed by an urban-industrial land mix. Prior to the 1940's, the river supported runs of coho and chum salmon, steelhead and cutthroat trout. The lack of fish passage facilities at the Burnaby Lake Dam and increasing industrial and domestic pollutants contributed to a steady decline in fish stocks.

Since the 1970's, a number of major sources of pollution have been eliminated and residential sanitary sewer discharges to the river have been stopped. These efforts have resulted in a significant improvement in water quality in the system and consequently, programs have been initiated under the Salmonid Enhancement Program to re-introduce the salmon and trout species which were eliminated in past years. This program has proved to be relatively successful. However, additional measures will need to be taken if the Brunette System is to become a viable fish producer.

An opportunity is available in the preparation of the Development Plan for the study area to incorporate measures which would preserve the integrity of this portion of the river. The retention and enhancement of this resource would demonstrate the recreational and educational benefits of maintaining and restoring fish and fish habitat in an urban setting.

**Objective:** Preserve significant natural areas in study area to maintain visual character and to minimize problems associated with soil erosion, increased runoff, deteriorating water quality and loss of natural habitat.

The 1984 January 16 Report was received by Council and the land use and development objectives contained therein were endorsed as the basis for further dialogue with the area residents and other interested groups.

### 1.2 Development Plan Review As It Related to The Brunette River System

On 1986 May 20, a further Manager's Report No. 33 was forwarded to Council. This report contained the following information regarding the results of the review process.

- (i) Federal Department of Fisheries and Oceans, Salmonid Enhancement Program

This agency has reviewed the proposed Development Plan and has noted that the integrity of the Brunette River Basin has been given consideration in the plan and that the needs of salmonids are being acknowledged in an urban setting.

Reference is made in their response to the need to maximize the retention of vegetation on the adjacent hillside to reduce potential problems associated with deterioration of stream habitat and water quality. Recognition is also made of the need to discuss detailed Development Plans in the future to ensure that silt and pollutants do not enter the stream through storm sewer systems.

- (ii) Provincial Fish and Wildlife Branch

The Fish and Wildlife Branch has reviewed the Development Plan and have noted that, in its view, the discussion on the Brunette River as outlined in the report clearly depicts the history and present status of the river in terms of its fishery resource. The Salmonid Enhancement Program referred to in the report is noted as being an ongoing program which has met with recent success. It was also noted that the ultimate success of this Program will depend on the maintenance of water quality and the protection and enhancement of suitable fish habitat. To this end, they believe the proposed Conservation Reserve will play an important role.

However, they have also stated that it is important to realize that the Conservation Reserve by itself will not guarantee continued fish productivity in the Brunette River since upland development can also have the potential to impact on down-stream fishery resources. Therefore, while they have no objection in principle to the draft Development Plan, they have recommended that the Municipality and/or developers maintain a close liaison with both Federal and Provincial fisheries agencies during the implementation and construction phases of the plan.

### 1.3. Development Plan

In addition to the foregoing, other factors influenced the preparation of the Development Plan which is attached as Figure 1. They are summarized as follows:

- (i) Preserve and integrate the existing well-established single family neighbourhoods into the Plans.
- (ii) Maintain the overall low-density residential character of the area while reflecting the demand for a variety of dwelling types which increase the supply and affordability of ground-oriented housing.
- (iii) Retain significant natural areas for environmental considerations.
- (iv) Incorporate measures into the Plan to minimize the potential impacts of traffic on existing and planned neighbourhoods.

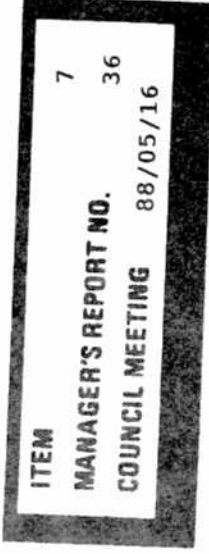
Of particular significance is the devotion of substantial areas to public open space in the Development Plan by designating land abutting the Brunette River and major ravine areas as a Conservation Reserve. The hillside lands outside of the Conservation Reserve have been specifically designated for low density group housing to enable them to be developed in a manner respecting the prevailing vegetation and topography. Conventional single family housing was not considered appropriate to this area as this alternative would effectively eliminate the majority of the vegetation and have a negative impact on the whole of the study area.

## 2.0 SAPPERTON FISH AND GAME CLUB'S CONCERNS

### 2.1 Resident Access to South Bank

The Sapperton Fish and Game Club's letter states that the future residents will want access to the river's presently inaccessible and heavily forested south slope. Reference is made to staff citing this as an attraction of the site for future buyers. Reference is also made to the Development Plan providing for trails to be cut into the woods on the south bank that would allow access all along the river. It is their view that such a plan would have serious ramifications to the river's unique ecosystem.

In this regard, it must be noted that plans have not been developed for the provision of public access along the south side of the river. This department shares the Sapperton Fish and Game Club's desire to preserve the integrity of the Brunette River system. Accordingly, if east/west pedestrian access on the south side of the river is to be provided, it is envisaged as occurring along the top of the bank adjacent to the proposed group housing enclaves. Access into the Conservation Reserve would be limited and designed only to connect with existing east/west trails on the north side of the river.



## 2.2 Storm Drainage and Construction Runoff

Concern has been expressed that the installation of storm drains discharging to the river and siltation resulting from the construction period will severely impact the river and its fish stocks.

These concerns have been identified to staff previously in our review of the Development Plan with Provincial and Federal agencies. At this time plans have not been advanced for the design of services for the adjacent group housing enclaves. Nonetheless, staff recognizes the need to maintain a liaison with fisheries agencies during the design, implementation and construction phases of the development program. Towards this end, the local knowledge and expertise of the Sapperton Fish and Game Club will be beneficial and will be solicited in this process.

## 3.0 SUMMARY CONCLUSION

The concerns expressed by the Sapperton Fish and Game Club in its letter of 1988 April 18 have always been shared by municipal staff and have been addressed in an overall sense in the preparation of the Development Plan. The development process will ensure that site specific measures are incorporated into the design, implementation and construction phases.

It has been and remains our practice to liaise with Federal and Provincial agencies in this regard. In the subject case there is merit in also maintaining a liaison with the Sapperton Fish and Game Club as they have a great deal of local knowledge which can be brought to bear in the implementation of our mutual objectives for the Brunette River.

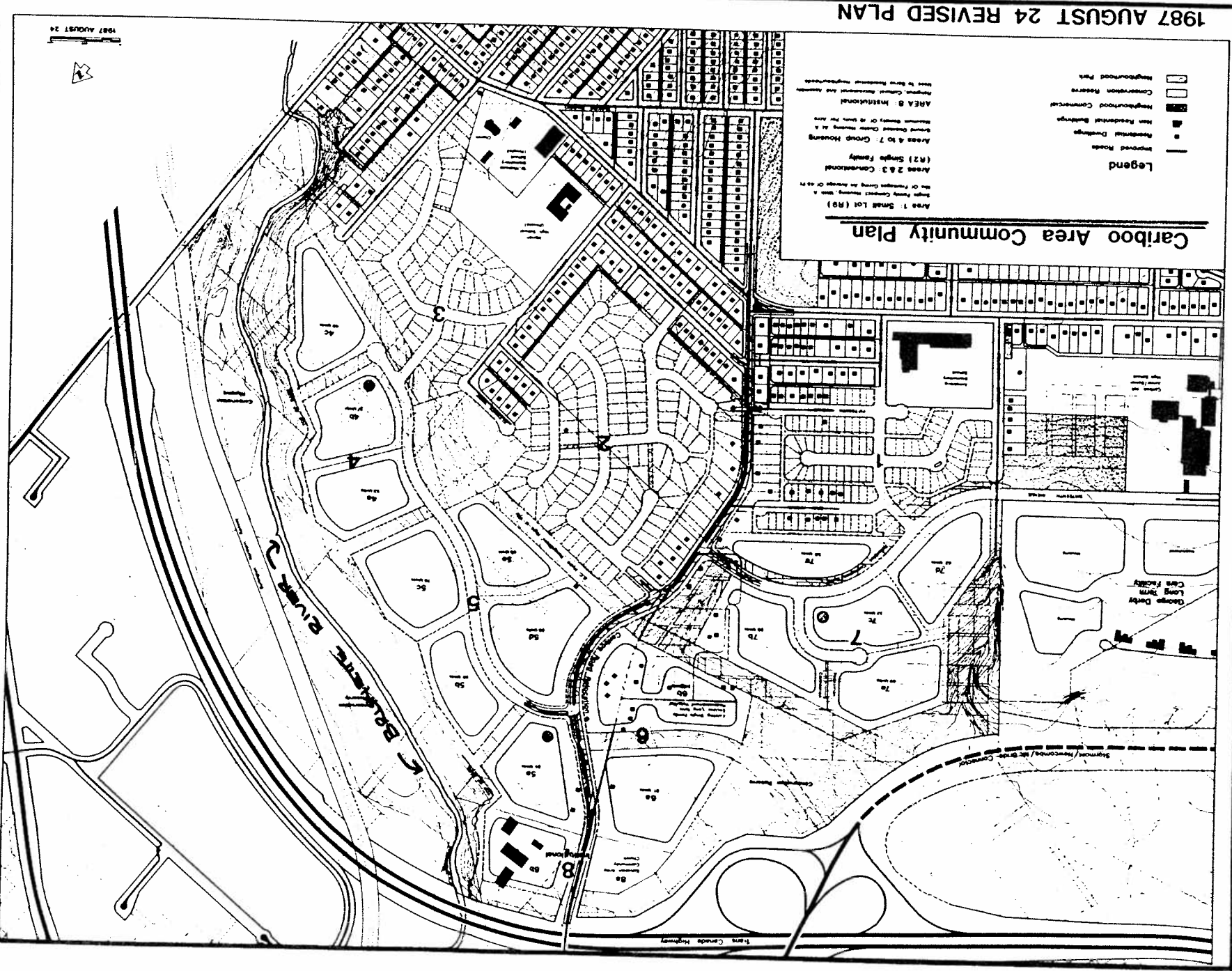
  
A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

PB/pja

Attachments

cc: Director Engineering  
Chief Public Health Inspector  
Director Recreation and Cultural Services

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**BURNABY**  
 Planning &  
 Building Inspection  
 Department

**CARIBOO AREA COMMUNITY PLAN**

121

Date:  
**MAY 1988**

Scale:  
**N.1.S.**

Drawn By:

**FIGURE 1.**

