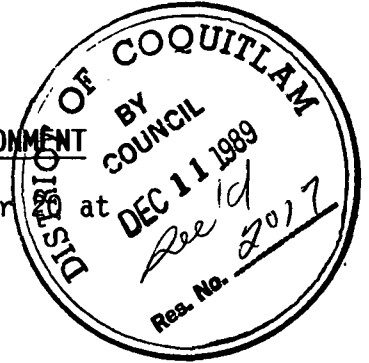


COMPTON FOR THE ENVIRONMENT

MINUTES OF A MEETING OF THE COMMITTEE FOR THE ENVIRONMENT



A meeting of the Environmental Committee was held 1989 November 1200 hours (noon), and the following members were present:

PARTICIPANTS:

Mayor L. Sekora		Neil Nyberg
Alderman Kingsbury	Chairman	Ken Wright
Alderman LeClair	Member	Sever Rondestvedt
Alderman White	Member	Barry Elliott
Phyllis Neff	Recording Secretary	

STATUS REPORTS:

504-1 - Liquid Waste Management Plan (LWMP - GVRD)

Sever Rondestvedt is the staff member involved with the Liquid Waste Management Plan. The GVRD Board has not yet decided to implement the second stage of the study.

Regular reports will advise the Environmental Committee of progress towards a comprehensive water quality plan for the GVRD area.

Next meeting of the Liquid Waste Management Plan Committee is scheduled for January or February, 1990, following approval of the Stage 1 Report from the Ministers of Environment and Municipal Affairs.

ACTION: SEVER RONDESTVEDT

504-2 - Air Quality Management Plan (GVRD)

The Committee examined the GVRD Air Management Plan - Stage 1 - Assessment of Current and Future Air Quality Report. The relationship between growth in vehicle traffic and air quality is most pertinent to Coquitlam.

Next meeting of the Air Quality Management Committee has not been established. However, early January 1990 is being considered by the GVRD.

ACTION: SEVER RONDESTVEDT

504-3 - Noise Environment Baseline Study

Acoustic consultant, Brown Strachan Associates, will complete a detailed report on the ambient noise on Mariner Way. A report on noise level will be available on November 30. This information will be used in a public meeting to discuss the Mariner Overhead construction with nearby residents.

The last noise baseline study was carried out in 1982. One recommendation encouraged noise buffers adjacent major highways, using a restrictive covenant or development permit approach.

Ald. Kingsbury suggested that our policy should insist on a restrictive covenant to have building permits include special soundproofing or other methods of noise attenuation.

MOVED BY ALD. KINGSBURY
SECONDED BY ALD. WHITE

COUNCIL
ACTION
REQUIRED

"That sound reduction measures for new buildings and developments should be provided where required by ambient and predicted noise levels. This requirement should be secured by restrictive covenant."

Staff were asked to report on threshold sound intensities which might trigger a requirement for noise reduction. Brown Strachan Associates will be asked to quote on a study to update the recommendations of the 1982 report.

*APP'D
Co. R.?
201/28/89*

CARRIED
ACTION: SEVER RONDESTVEDT

NEW ITEMS:

504-4 - Environmental Impact of Gas Compressor Station Westwood Plateau

Ken Wright outlined the Pacific Energy proposal to build a natural gas compressor station in the Westwood Plateau. Port Moody objects. Ron Blakely, from West Coast, is doing a report on noise impact. A report will be available to the Land Use Committee after December 4, 1989.

ACTION: KEN WRIGHT

504-5 - Quality Control of Waters - Como Lake and Lafarge Lake
Norecol Report Dated 1989 October 06th

The draft report was distributed to members present. The consultants recommended (Section 5), a three-phase program to improve water quality in the two urban lakes.

MOVED BY ALD. LECLAIR
SECONDED BY ALD. WHITE

COUNCIL
ACTION
REQUIRED

1. That regular water quality testing should be done at Lafarge Lake and Como Lake, commencing immediately;
2. That potential sources of contamination be monitored around Como Lake and Lafarge Lakes; and
3. That retention ponds be designed for Como Lake and Lafarge Lake.

*APPROVED
Co. B-5
2019/89*

CARRIED
ACTION: NEIL NYBERG

504-6 - Reforestation Programs

Barry Elliott, Park Superintendent, outlined some goals and objectives for urban reforestation. The process involves two components:

1. Reforestation programs are to replace trees destroyed within the urban area;
2. Tree preservation attempts to save existing trees in a community;
3. The Municipal Act does not allow direct control of tree cutting;
4. Reforestation. An approved list of trees could be part of a development permit. Each house plan could have a landscaping plan, with Occupancy Permit not to be issued until landscaping is completed.

Retention of trees on private land is not always feasible;
Replanting program should be introduced in phases;
The Subdivision Control Bylaw could provide a setting for replanting;

A Heritage Fund approach would allow for planting of trees in established neighbourhoods; and
Trees placed inside homeowners' private property become the homeowners' responsibility and not the responsibility of the District.

Ald. White suggested that we have a covenant that would preserve as much biomass (oxygen generation) as possible.

The Committee requested a policy paper be drafted for future consideration.

ACTION: BARRY ELLIOTT

504-7 - Community Forums

It was suggested that the Community Forum for December 7, 1989 focus on development impact. The Biologist from Wesbild, employed to carry out environmental protection endeavours on the Westwood Plateau, would be a featured speaker. The location would be the new recreation facility at the Town Centre Park.

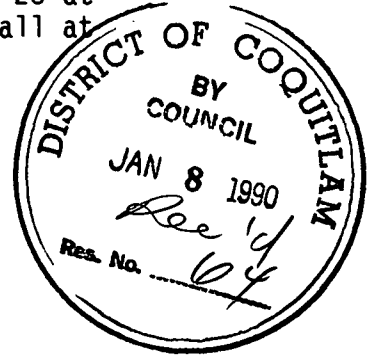
ACTION: SEVER RONDESTVEDT

ADJOURNMENT:

The Chairman adjourned the meeting at 1316 h.

MINUTES OF A MEETING OF THE COMMITTEE FOR THE ENVIRONMENT

A meeting of the Environmental Committee was held 1989 December 20 at 1200 hours in the Engineering Committee Room of the Municipal Hall at 1111 Brunette Avenue, Coquitlam.



ATTENDING

Alderman Kingsbury
Alderman White
Mayor L. Sekora
Neil Nyberg
Sever Rondestvedt
Phyllis Neff
Ken Lambertsen

Chairman
Member
Ex Officio

Recording Secretary
Regional Manager, Fish and Wildlife
Management, MOE
Biologist, Fisheries and Oceans
Head of Habitat Section, MOE
Fisheries Officer, Coquitlam Sub District
Habitat Protection Technician, MOE

Steve Macfarlane
Bruce Cox
Nancy Seigel
Susan Latimer

506-1

DELEGATION

The Chairman called the meeting to order at 1220 hours. This meeting was called to hear a delegation of the Ministry of Environment and Fisheries and Oceans Canada on "Siltation Problems - Westwood Plateau". As requested in the letters of 1989 December 05 and December 07.

The expressed concern was excessive siltation occurring in Hoy Creek. Ken Lambertsen stated that the heavy rainfall of November 8th-9th had drastic effects on the fish habitat in Hoy Creek.

Steve Macfarlane discussed the development history of the area adjacent Hoy Creek. In 1987-88 Parklane Developments developed 52 h of land adjacent Westwood Plateau. Wesbild Enterprises Ltd. commenced construction of five creek road crossings in August of 1989, and work extended beyond September 15th. Wesbild constructed a large settling pond near the school site to control siltation. However, the protection of Hoy Creek from siltation was not deemed to be adequate by Fisheries and Oceans Canada or the Ministry of Environment.

506.1 DELEGATION (cont'd)

Bruce Cox stated that the large area of cleared land was a factor contributing to excessive erosion and siltation. One possible approach was to retain slash and brush on the site after cutting of trees. A more intensive approach to siltation control was also necessary. Existing sediment control systems were hampered by lack of effective cleaning. Access to the settlement basins was not good. The design and location of new ponds should allow for easy and effective maintenance. Materials for construction and drainage control should be on site before clearing was started.

The delegation suggested that answers to the following questions would assist them in fulfilling their role of protecting fish stocks and the aquatic environment;

- . What are the terms of reference and authority of environmental monitors hired by the developer?
- . What organizational changes must be made to establish an effective maintenance program for siltation ponds?
- . What is the relationship between rate of development and siltation of Hoy Creek?
- . What changes to construction procedure is possible in the undeveloped lands tributary to Hoy Creek?
- . How do soil conditions contribute to the siltation problem? and
- . How can fish habitat best be protected during and after the construction process?

506-2 DISCUSSION

Ald. White enquired about the historical and current fish populations in Hoy Creek. The Fisheries representatives reported that types of fish include steelhead, cutthroat, dolly varden, and coho salmon. Approximately 300 chum return to spawn in Coquitlam streams. Nancy Seigel indicated there are a small number of pink salmon and two coho. No records were kept prior to 1980, but in 1980, approximately 1500 chum were resident in Hoy Creek.

There was no estimate of the current value of the fish in Hoy Creek.

Mr. Nyberg stated that Section 5.08 of the Subdivision Control Bylaw requires a Mitigation Statement which identifies potential contaminants. Then applicable MOE, GVRD and Waste Management Branch standards will be cited and used to assess the control measures proposed by the developer. Engineering plans of proposed mitigation works will be submitted for Fisheries review.

506.2 DISCUSSION (cont'd)

Alderman Kingsbury discussed the problem of heavy rainfalls. In a rainfall intensity occurring at most once in 30 years, there are not many ways you can prevent temporary spillovers in ponds. These infrequent major storm events also cause flooding, landslides and blocked roads causing environmental damage. He asked the Fisheries personnel to evaluate moving some habitat to safe areas, perhaps to spawning channels, when natural watercourses are subject to damage from construction activity and heavy rainfall.

It was suggested that additional downstream sampling be carried out by Wesbild to supplement the on-site locations. Susan Latimer stated that, historically, pollution was difficult to control, with up to 30 separate builders being involved on a single site. The difficulty was in determining which builder or builders were causing problems for the environment.

Alderman Kingsbury stated that the Environment Committee had authorized a study proposal for managing the lower reaches of Hoy Creek, by controlling volumes of water admitted through the dam. A Fisheries protection representative indicated that there had been concern about the volume of water available for flushing in the lower reaches of Hoy Creek. Approval of the study could happen in the 1990 annual budget.

Alderman White stated that the Park and Recreation Department had identified the need for a biologist or habitat protection consultant or staff person to monitor the condition of natural watercourses in park lands in Coquitlam. A study of Lafarge Lake and Como Lake had recently been accepted by the Environment Committee, and was being implemented.

Mayor Sekora asked about the status of Fisheries approvals for developments near the Lougheed Highway. Steve Macfarlane and Susan Latimer discussed the Booth Creek relocation proposal. Sever Rondestvedt suggested that the lower stages of Booth Creek were possibly heavily polluted. Neil Nyberg stated that there was a concern to accommodate flood flows in Booth Creek.

A proposal to prepare technical guidelines for construction will be examined by the Environment Committee in early 1990. This proposal could lead to a brochure illustrating detailed construction and erosion control techniques.

506-3 **ACTION REQUIRED**

Ken Lambertsen stated that there should be examination and better definition of performance standards to guide developers and engineers in preparing habitat protection plans. Bruce Cox stated that new technical guidelines, in brochure form, were in preparation.

ACTION: SEVER RONDESTVEDT: Obtain latest technical guidelines from Fisheries.

The need for intensified monitoring of Hoy Creek and identification of needed improvements to the siltation protection system was agreed upon.

ACTION: NEIL NYBERG: Contact Wesbild to extend monitoring program and analyze performance improvements.

Mayor Sekora asked that the setbacks and channel diversion plans for undeveloped parcels in the Fraser Mills/Lougheed Highway area be reviewed, to determine if equivalent or better habitat areas could be developed at another location.

ACTION: SEVER RONDESTVEDT:

- . determine status of development applications;
- . contact Fisheries to discuss equivalent of improved habitat concept.

506.4 **ADJOURNMENT**

The Chairman adjourned the meeting at 1330 h.