
Brunette Creek Neighbourhood Plan

Executive Summary



City of New Westminster

*Planning Department
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The Brunette Creek neighbourhood is poised for change. Planning for the future of the neighbourhood should address significant projects and processes such as: the recently-completed extension of the Millennium SkyTrain line through the neighbourhood, the implementation of Provincial requirements (e.g. the *Streamside Protection Regulation*), and a shifting industrial base similar to other British Columbian communities.

In the spring of 2000, the City of New Westminster was awarded a grant under the Provincial Community Planning and Development Grant Program to develop a neighbourhood plan for the area. Accordingly, the City has worked with the community to develop a neighbourhood vision that balances the varying interests of the area, and considers the relationships between this neighbourhood and the City as a whole.

The policy directions established in the *Brunette Creek Neighbourhood Plan* outline goals and recommendations to address land use for the area, environmental considerations, transportation use, and economic development and stewardship. In addition to providing direction for this unique neighbourhood, the *Plan* may inform other municipalities addressing challenges such as a need to balance fish and wildlife protection with industrial land development. The *Plan* also demonstrates approaches to harmonizing municipal policy with Provincial environmental regulations, such as the *Contaminated Sites Regulation* or the *Streamside Protection Regulation*.



A Sustainable Land Use Vision

The land use designations in the *Brunette Creek Neighbourhood Plan* position the neighbourhood to benefit from an anticipated economic shift toward lighter industrial uses, while continuing to allow heavy industries. Business park development is envisioned for an area of the neighbourhood that will be well-served by SkyTrain and pedestrian/cyclist greenway improvements in the near future has been designated for business park development. It is expected that this area will also benefit from a range of complementary uses such as services for employees, residential development or recreational services. The consideration of site specific zoning for this area would help the neighbourhood to develop to its highest and best use.



In light of opportunities presented by a high use transportation corridor in the area, one area has been designated for automobile-dependent uses, non-population-dependent offices (e.g. biotech facilities, call centres) and innovative housing types (live/work or work/live units).

A major consideration in determining land use designations for the neighbourhood was the current and future impacts of Provincial regulation (e.g. *Streamside Protection Regulation, Contaminated Sites Regulation*) on the economic feasibility of site development and redevelopment. The goals and recommendations included throughout the *Plan* focus on ensuring compliance with Provincial regulations, while ensuring the flexibility necessary to ensure

development and reinvestment in the area remains viable.

Balanced Environmental Preservation

The Brunette River and Fraser River, which pass through the Brunette Creek neighbourhood, provide valuable aquatic habitat suited to conservation and remediation. The *Brunette Creek Neighbourhood Plan* includes goals and recommendations to improve soil conditions, water quality, fish habitat and floodplain management in the area. The recommendations seek to create a balance between land uses and habitat preservation by supporting “cleaner” light industrial uses, increasing alternative transportation choices, and clearly identifying the implications of Provincial regulations and assisting in their application.

The *Plan* includes policy direction for the implementation of the Provincial *Streamside Protection Regulation* under the Fish Protection Act. Under Provincial direction, the City of New Westminster would include streamside setback requirements in the *Zoning Bylaw*. This approach would help ensure that the provisions of the *Streamside Protection Regulation* are met during the municipal approvals process, while



allowing a degree of flexibility on a site by site basis.

Transportation Alternatives

Recent expansion of the transportation alternatives in the Brunette Creek neighbourhood may help reduce loads on the existing road network. Two new stations on the Millennium SkyTrain Line have recently opened in the neighbourhood, and a further extension of the new line to Burnaby and Vancouver is expected to open in 2002. As well, the Brunette Fraser Greenway, to be constructed, will provide a pedestrian and cycling corridor through the neighbourhood. Transportation goals and recommendations in the *Plan* focus on connecting the neighbourhood with these and other alternative transportation opportunities. With consideration for the impacts of vehicular flow on other neighbourhoods in New Westminster, the *Plan* also suggests small scale options to address the heavy vehicular flows in the neighbourhood.

