

SUMMARY AND RECOMMENDATIONS

The Region's south-western shoreline, long the subject of numerous development proposals, extends from Point Grey to White Rock, and includes the lower reaches of the Fraser River. While the B.C. Coast generally features a steep rocky shoreline, our south-western shoreline, set in the floodplain delta of the Fraser River, is characterized by vast stretches of inter-tidal flat that extends 3 to 6 miles from the shoreline. The South Delta upland forms a divide between the muddy Fraser River delta banks and the sandy tidal flats at Boundary Bay.

In the future a variety of needs — port needs, industrial needs, recreation needs, wildlife needs, and transportation needs — will have to be met along these shores. To properly assess the area, its features must be examined and the demands on it must be fully documented. Only then can competent evaluation and resource allocation be undertaken.

Features and Qualities. At first glance the area's parts may appear undifferentiated, but as shown in Figure 4 on page 23, its features and qualities are highly varied. West Richmond, Ladner, South Delta, and South Surrey, favoured by more sunshine and less rainfall than Vancouver, have attracted urban development. Unique soil and climate conditions have given rise to rich farmland, particularly in Delta. The South Arm of the Fraser has become a deep sea port-industrial artery; while a large concentration of industry, in particular sawmilling, is located along the banks of the shallower North Arm. Sand and sun have given rise to beaches at White Rock, Crescent, Beach Grove, Boundary Bay, and Tsawwassen. Several river marshes as well as most of the saltwater foreshore areas with their extensive marine plant and animal life are key waterfowl resting and wintering areas on the Pacific Flyway, unequalled on the B. C. Coast.

Several other features are worth summarizing. The polluted North Arm and the turbid South Arm have diverted the salmon runs to Canoe Pass, the clearest and cleanest of the Fraser River channels. Foundation conditions along the south-western shoreline are highly variable, ranging from fair to poor as the proportion of silt increases. Generally speaking, foundations are "poor" along the edge of Sturgeon Bank and Roberts Bank only slightly better closer to the shores of these Banks, "fair" at the south end of Roberts Bank, and "good" in the Iona area and all but the extreme eastern end (Mud Bay) of Boundary Bay. Mud Bay, like Boundary Bay and Iona, has good coarse sand, but from Oliver Road east percolating underground streams give rise to localized quick conditions. With herring spawning in the waters of Boundary Bay and smelt spawning over Roberts Bank, these areas are important in providing the rich marine habitat that forms the base for our local sports and commercial salmon fishery.

Demands. With the increasing build up of the metropolitan area, the south-western shoreline has become the focus of attention for a variety of development proposals. But a true perspective on