

Public Hearing

Monday, November 18, 2024

7:00 p.m.

**City Hall
Council Chambers
3000 Guildford Way
Coquitlam, BC V3B 7N2**



City of Coquitlam

Notice is hereby given that the City of Coquitlam will be holding a Public Hearing to receive representations from all persons who deem it in their interest to address Council regarding the following proposed bylaws. This meeting will be held on:

Date: Monday, November 18, 2024
Time: 7:00 p.m.
Location: City Hall Council Chambers, 3000 Guildford Way, Coquitlam, BC V3B 7N2

The City facilitates electronic participation at Public Hearings. Those wishing to participate at the Public Hearing remotely can visit www.coquitlam.ca/publichearing or call 604-927-3010 for details and instructions.
Video recordings of Public Hearings are streamed live and archived at www.coquitlam.ca/webcasts.

Immediately following the adjournment of the Public Hearing, Council will convene a Regular Council Meeting during which it give consideration to the items on the Public Hearing agenda.

Item 1 Addresses: 3655, 3659, 3665 Crouch Avenue

The intent of *Bylaw No. 5374, 2024* is to amend *Citywide Official Community Plan Bylaw No. 3479, 2001* to redesignate the land use designation of the subject properties as outlined in black on the map marked Schedule 'A' to *Bylaw No. 5374, 2024* from "Compact Low Density Residential", "Environmentally Sensitive Area" and "Suburban Residential" to "Environmentally Sensitive Area" and "Townhousing Residential".

The intent of *Bylaw No. 5375, 2024* is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties as outlined in black on the maps marked Schedule 'A' to *Bylaw No. 5375, 2024* from RS-2 One-Family Suburban Residential to RT-2 Townhouse Residential and P-5 Special Park.

Coquitlam

In association with the application, a road cancellation application is also in process to close and sell a portion of a Crouch Avenue and consolidate it into the development site – *Highway Dedication Cancellation Bylaw No. 5378, 2024*.

If approved, the application would facilitate the creation of four townhouse lots and two lots for environmental and watercourse protection.

How do I find out more information?

For copies of supporting staff reports and the bylaws, please visit www.coquitlam.ca/publichearing.

For additional information and any relevant background documentation, contact the Planning and Development Department by email at planninganddevelopment@coquitlam.ca or by phone at 604-927-3430. You may also visit the Planning and Development Department in person at 3000 Guildford Way, Coquitlam, BC, during the hours of 8:00 a.m. to 5:00 p.m. from Monday to Friday excluding statutory holidays.

How do I provide input?

Prior to the Public Hearing written comments may be submitted to the City Clerk's Office in one of the following ways:

- Email: clerks@coquitlam.ca with **"Public Hearing - PROJ 22-090"** in the subject line;
- Regular mail: City Clerk's Office, 2nd Floor, 3000 Guildford Way, Coquitlam BC, V3B 7N2;
- In person: City Hall at 3000 Guildford Way:
 - To the City Clerk's Office front desk located on the 2nd Floor of City Hall; or
 - Place in one of two City Hall drop boxes located at the underground parking entrance or by the main entrance facing Burlington Drive.

To afford Council an opportunity to review your submission, please ensure that you forward it to the City Clerk's Office **prior to noon on the day of the hearing**. Please note that the drop boxes will be emptied shortly after 12:00 p.m. and not checked again prior to the hearing.



Written submissions provided in response to this consultation, including names and addresses, will become part of the public record which includes the submissions being made available for public inspection at Coquitlam City Hall and on our website at www.coquitlam.ca/agendas. If you require more information regarding this process, please call the City Clerk's Office at 604-927-3010.

If you would like to speak, please register as far in advance of the meeting as possible. Instructions and registration information can be found at www.coquitlam.ca/publichearing. You can also contact the City Clerk's Office for more information at clerks@coquitlam.ca or call 604-927-3010. The City Clerk's Office will compile a speakers list for each item. Everyone will be permitted to speak at the Public Hearing but those who have registered in advance will be given first opportunity.

Please also be advised that video recordings of Public Hearings are streamed live and archived on the City's website at www.coquitlam.ca/webcasts.

Please note that Council may not receive further submissions from the public or interested parties concerning any of the bylaws described above after the conclusion of the Public Hearing.



Public Hearing – 7:00 p.m.
Monday, November 18, 2024

Order of Business

Item 1 Application to amend *Citywide Official Community Plan Bylaw No. 3479, 2001* to amend the land use designation of 3655, 3659 and 3665 Crouch Avenue from “Compact Low Density Residential”, “Environmentally Sensitive Area” and “Suburban Residential” to “Environmentally Sensitive Area” and “Townhousing Residential” – *Bylaw No. 5374, 2024*.

The application also proposes to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the 3655, 3659 and 3665 Crouch Avenue from RS-2 One-Family Suburban Residential to RT-2 Townhouse Residential and P-5 Special Park - *Bylaw No. 5375, 2024*.

Coquitlam

Item 1 Addresses: 3655, 3659, 3665 Crouch Avenue

The intent of *Bylaw No. 5374, 2024* is to amend *Citywide Official Community Plan Bylaw No. 3479, 2001* to redesignate the land use designation of the subject properties as outlined in black on the map marked Schedule 'A' to *Bylaw No. 5374, 2024* from "Compact Low Density Residential", "Environmentally Sensitive Area" and "Suburban Residential" to "Environmentally Sensitive Area" and "Townhousing Residential".

The intent of *Bylaw No. 5375, 2024* is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties as outlined in black on the maps marked Schedule 'A' to *Bylaw No. 5375, 2024* from RS-2 One-Family Suburban Residential to RT-2 Townhouse Residential and P-5 Special Park.

In association with the application, a road cancellation application is also in process to close and sell a portion of a Crouch Avenue and consolidate it into the development site – *Highway Dedication Cancellation Bylaw No. 5378, 2024*.

If approved, the application would facilitate the creation of four townhouse lots and two lots for environmental and watercourse protection.

Item 1

October 11, 2024

Our file: 08-3010-06/22 113059 PROJ/1

Doc #: 5196984.v3

To: Chief Administrative Officer
 From: Director Development Services

Subject: **Development Application at 3655, 3659 and 3665 Crouch Avenue - Double Kappa Holdings Ltd. (Wesbild) (PROJ 22-090)**

For: **Council**

| | |
|-----------------------------|---|
| Applicant: | Burke Mountain II Limited Partnership |
| Owner: | Double Kappa Holdings Ltd. |
| Addresses of Subject Sites: | 3655, 3659 and 3665 Crouch Avenue |
| Present OCP Designation: | Compact Low Density Residential Suburban Residential Environmental Sensitive Area |
| Requested OCP Designation: | Townhousing Residential Environmentally Sensitive Area |
| Present Zoning: | RS-2 One-Family Suburban Residential |
| Requested Zoning: | RT-2 Townhouse Residential P-5 Special Park |
| Applications Included: | Official Community Plan Amendment Bylaw No. 5374, 2024 Zoning Amendment Bylaw No. 5375, 2024 Highway Dedication Cancellation Bylaw No. 5378, 2024 Watercourse Protection Development Permit No. 22 115159 DP Wildfire Interface Risk Management Development Permit No. 23 116844 DP |
| Project Description: | Create four townhouse lots and two lots for watercourse protection |

Recommendation:

That Council:

1. Give first reading to *Citywide Official Community Plan Amendment Bylaw No. 5374, 2024*;
2. In accordance with the *Local Government Act*, consider *Bylaw No. 5374, 2024*, in conjunction with *2024 Five Year Financial Plan Bylaw No. 5356, 2023*, *Housing Needs Report* and the *Regional Solid Waste Management Plan*;

Two handwritten signatures are present in the bottom right corner, each enclosed in a rectangular box. The signature on the left is a stylized 'SM', and the signature on the right is a cursive name, possibly 'K. ...'.

3. Give first reading to *Zoning Amendment Bylaw No. 5375, 2024*;
4. Refer *Bylaw Nos. 5374, 2024* and *5375, 2024* to Public Hearing;
5. Give first, second, and third readings to *Highway Dedication Cancellation Bylaw No. 5378, 2024*;
6. Direct *Highway Dedication Cancellation Bylaw No. 5378, 2024* to be advertised in accordance with the requirements of the Community Charter; and
7. Instruct staff to complete the following items prior to Council's consideration of final adoption, should Council grant second and third readings to *Citywide Official Community Plan Amendment Bylaw No. 5374, 2024* and *Zoning Amendment Bylaw No. 5375, 2024*:
 - a. Submission of a subdivision plan to the satisfaction of the Approving Officer;
 - b. Completion of road closure process for an approximate 300.3 square metre (3,232 square feet) road which is to be consolidated as part of the subject site;
 - c. Ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, and to the physical construction of lot grading, retaining structure, and associated erosion and drainage control measures, are addressed to the satisfaction of the General Manager Engineering and Public Works;
 - d. Resolution of all urban design issues to the satisfaction of the Director Development Services;
 - e. Finalize Wildfire Interface Risk Management Development Permit No. 23 116844 DP to the satisfaction of the Fire Chief;
 - f. Finalize Watercourse Protection Development Permit No. 22 115159 DP to the satisfaction of Environmental Services;
 - g. Transfer of title to the City, the SPEA for environmental protection purposes; and
 - h. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. One or more owner-maintained statutory rights-of-way in favour of the City over all publically accessible trails and spaces;
 - ii. Section 219 'No Build' Covenant to ensure all lands transferred to the City as part the SPEA will be undevelopable or on the lands within three metres shared with the SPEA Parcels;
 - iii. Section 219 'No Build' Covenant to ensure the subject site is developed in accordance with the building design and landscaping drawings recommendations contained in the report entitled "Wildfire Management Plan" by Diamond Head Consulting dated September 8, 2023 or as may be amended;

- iv. Section 219 restrictive covenant to ensure the subject site is developed in accordance with the recommendations contained in the memorandum entitled "Preliminary Slope Hazard Assessment" by Thurber Engineering Ltd., dated January 12, 2023 or as may be amended;
- v. Section 219 Restrictive Covenant to ensure that tree removal, protection and replacement proceeds in accordance with the recommendations of the report entitled "Tree Retention Potential Assessment" by Diamond Head Consulting dated June 27, 2022 or as may be amended; and
- vi. Such other Land Title Office registrable agreements as may be required by the City.

Proposed Development:

The applicant is proposing to:

- **OCP Amendment:** Amend the land use designation in the Official Community Plan (CWOCP) to introduce new Environmentally Sensitive Areas for watercourse protection and townhouse lots;
- **Rezoning and Subdivision:** Rezone and subdivide the lands from RS-2 One-Family Suburban Residential to RT-2 Townhouse Residential (four lots) and P-5 Special Park (two lots). A preliminary concept for the site shows approximately 292 future townhouses (subject to an approved future development permit application);
- **Watercourse DP:** Secure a Watercourse Protection Development Permit to guide the protection and management of the SPEA of two watercourses;
- **Wildfire DP:** Secure a Wildfire Interface Risk Management Development Permit to ensure that safe and orderly development of lots within 200 metres (m) (656 feet (ft.)) of the designated wildfire interface boundary; and
- **Servicing:** Construct certain servicing and infrastructure works to prepare the lots for future residential developments.

Site and Context:

The site is:

- Located immediately north of Crouch Avenue (future David Avenue) and Pollard Street in the Partington Creek Neighbourhood Plan (PCNP) area;
- Approximately 16.2 hectares (40.14 acre) in size;
- Predominantly forested;
- Divided by Fox Creek and its connecting tributaries, to which the applicant is proposing two watercourse culvert crossings to provide access to the eastern portion of the site; and
- Adjacent to Star Creek along the western border.
See Attachment 1 – Location and Adjacent Zoning and Attachment 2 – Existing OCP Land Use Designations.

Table 1: Adjacent Property Characteristics

| | Existing Land Uses | OCP Land Use Designations | Zones |
|--------------|---|--|---|
| North | Large forested lot | Environmentally Sensitive Area and Compact Low Density Residential | A-3 Agricultural and Resource |
| West | Vacant townhouse lots | Townhousing and Environmentally Sensitive Area | RT-2 Townhouse residential and P-5 Special Park |
| East | Single family dwellings PROJ 19-080 PROJ 21-200 | Suburban Residential and Environmentally Sensitive Area | RS-2 One-Family Suburban Residential |
| South | Vacant townhouse lots and single family dwellings | Townhousing and Environmentally Sensitive Area | RS-2 One-Family Suburban Residential |

At the time of writing, there are six active development applications in close proximity to the subject site (Attachment 3), as follows:

- **PROJ 19-080** (delegated): Subdivision to create four bare land strata lots.
- **PROJ 21-200** (delegated): Subdivision to create two single family lots.
- **PROJ 22-049** (3rd Reading): Rezoning and subdivision to create seven residential lots.
- **PROJ 23-011** (Pre-Council): OCP Amendment, rezoning and subdivision to create approximately 81 townhouse units and a future park.
- **PROJ 23-031** (pre-Council): Rezoning and subdivision application to create a townhouse development with approximately 118 units.
- **PROJ 24-112** (Pre-Council): Rezoning and subdivision application of City-owned parcels to four lots to support the development of the Northeast Community Centre.

Policy Analysis:

Official Community Plan (OCP) (Attachment 4)

The subject site is designated Compact Low Density Residential (west of Fox Creek), Suburban Residential (east of Fox Creek) and Environmentally Sensitive Area.

Official Community Plan Amendment Bylaw No. 5374, 2024 (Attachment 5)

The application proposes the following amendments to the existing land use designations on the site:

- Suburban Residential and Compact Low Density Residential to Townhousing Residential; and
- Adjusting and expanding existing Environmentally Sensitive Area to facilitate riparian and watercourse protection.

OCP Policy

The proposed OCP Amendment supports the following policies and objectives of the OCP:

- Supports increasing the range of housing types and unit sizes to appeal to a broad mix of households at different stages of life;
- Supports the development of a safe, compact and complete community;
- Considers unique design solutions for areas with environmental and topographic constraints; and
- The project has been evaluated based on the OCP Amendment Criteria in Section 8.2.1 of the OCP. Compared with the existing land use designation:
 - The development would help implement the environmental protection and parkland development objectives of the CWOCP and Environmentally Sustainability Plan;
 - The proposed townhousing would minimize the height of retaining walls in areas with steep slopes;
 - The protection of environmentally sensitive land and public trails represent an additional community benefit; and
 - Consultation to date has not identified any concern with the proposed amendments among the community.
- As part of this subject application, together with a recently approved Wesbild application (PROJ 20-052), the applicant will transfer approximately 1,230 sq. m (13,240 sq. ft.) of property (Attachment 6) to the City for future parkland ownership. This transfer will be made voluntarily as part of the Community Amenity Enhancement (CAE) contribution package associated with the proposed OCP amendment.

Zoning Bylaw No. 5375, 2024

- The applicant proposes to rezone the site from RS-2 One-Family Suburban Residential to RT-2 Townhouse Residential and P-5 Special Park.
- The rezoning would facilitate the subdivision and development of four townhouse lots and two lots for watercourse protection.
- *Zoning Amendment Bylaw No. 5375, 2024* has been prepared for Council's consideration (Attachment 7). Adoption of this bylaw would rezone the area outlined in *Bylaw No. 5375, 2024*, Schedule A, as noted.

Child Care

- Based on the applicant's preliminary townhouse concept drawings, approximately 167 children are anticipated to live in the development. 55 child care spaces would be required to accommodate this new population at the target rate established in the *City's Child Care Partnership Strategy*.
- In order to help offset a portion of this child care demand, the applicant proposes to provide a voluntary cash contribution as part of the community amenity contribution (CAC), to support the provision of future child care spaces in accordance with the *City's Child Care Partnership Strategy*. The contribution value will be determined based on the CAC rates at the time of Development Permit issuance.

Site Concept and Design (Attachment 8):

- A development permit for the proposed townhouse lots has not been submitted at this time, but it would be required prior to any future development.
- The concept plan shows that approximately 292 townhouse units could be accommodated on the four townhouse lots.
- Common amenity areas and visitor parking stalls are shown in the concept plan to comply with the City's Zoning Bylaw requirements.

Environmental Sustainability:

- The subject site contains six tributaries (Tributary 5 to 10) that converge into Fox Creek. Star Creek runs along the western boundary of the site and a roadside ditch runs along the north side of Crouch Avenue.
- The applicant has retained a qualified environmental professional (QEP) to assess the watercourses, and to undertake all necessary environmental reviews as prescribed under City Bylaws and Provincial regulations in order to recommend suitable SPEA setbacks.
- A Watercourse Management Strategy has been prepared by the QEP which proposes the removal and realignment of Tributary 7, removal of existing impassible culverts and to construct two wildlife passage culvert crossings on Fox Creek (Attachment 9). The proposal will be subject to approval under the Provincial *Water Sustainability Act* and authorization of the *Federal Fisheries Act*.
- The QEP has prepared a RAPR detailed assessment report, which recommends a SPEA of 10.0 m (32.8 ft.) adjacent to each tributary and Fox Creek. The applicant has made a concurrent application for a Watercourse Protection Development Permit (WPDP) that will set out the recommendations contained in the RAPR report.
- The SPEA will be transferred to City ownership following its designation as Environmentally Sensitive Area and rezoning to P-5 Special Park.
- In conjunction with the QEP report, a tree stand stability assessment and neighbouring tree assessment report was submitted to define tree retention, removal and management in the SPEA and elsewhere on site. Tree replacement will be required in accordance with the Zoning Bylaw or, in the case of SPEA trees, provincial replanting criteria. As part of the WPDP, a security will be collected to ensure the survival of the replacement trees within the SPEA.
- In addition, the applicant has submitted a significant natural features assessment, which beyond the three rock outcrops identified, found negligible habitat potential for species at risk.
- The applicant has made a concurrent application for a Wildfire Interface Development Permit, and has provided a wildfire risk management plan that provides recommendations around landscaping, building design and materials, setbacks from the forest edge, and fuel management in adjacent forested areas. A Section 219 Restrictive Covenant will be registered to ensure that the future home builder complies with the recommendations.

Subdivision, Servicing and Streetscape (Attachment 10):

- The applicant proposes to subdivide the site to create four townhouse lots and two lots for watercourse protection.
- As part of this subdivision, the applicant will be required to:
 - Construct a local street which will extend Pollard Street to the north. The new street will include curb, boulevard, sidewalk and street lighting;
 - Construct publically accessible and private trails, including the construction of a strata-maintained pedestrian culvert crossing north of Crouch Avenue, on the west side of the site;
 - Construct two strata-maintained culvert crossings along Fox Creek to provide private trail and drive aisles to the future townhouse strata lot east of Fox Creek and a future development site at 3685 Victoria Drive;
 - Extend sanitary, water and storm water services through the new roads and provide service connections to each residential lot; and
 - Undertake physical construction of lot grading (clearing and excavation) and associated drainage works prior to final subdivision approval.
- Geotechnical reports have been prepared related to lot grading and slope stability and to provide recommended geotechnical setbacks and construction recommendations. A Section 219 Restrictive Covenant will be required to ensure that lot grading, construction and ongoing monitoring and maintenance will be in accordance with the geotechnical report.

Five Percent (5%) Parkland

- In accordance with Section 510 of the *Local Government Act*, the creation of three or more new lots requires that an applicant provide 5% parkland.
- Parkland contribution for this application, in its entirety, will be provided in the form of payment cash-in-lieu.

Proposed Road Closure

- As part of the City's David Avenue Road Extension Project, a portion of the existing cul-de-sac along Crouch Avenue is proposed to be closed and consolidated into the development site.
- *Highway Dedication Cancellation Bylaw No. 5378, 2024* has been prepared for Council's consideration (Attachment 11). Adoption of this bylaw would close a portion of Crouch Avenue as outlined in *Bylaw No. 5378, 2024*.
- The City will receive financial compensation for the sale of the proposed road to be cancelled based on market value.

Public Notification and Consultation:

A development sign was installed on the subject site on September 30, 2023 to notify the public of the proposed development.

Section 475 Consultation

In accordance with Section 475 of the *Local Government Act*, City-Led public consultation on the proposed OCP amendment was open to the community between March 1, 2024 and April 4, 2024. 30 letters were mailed to residents and property owners within 100 m (328 ft.) of the site, as well as to the

Northeast Coquitlam Ratepayers Association and to the kwikwə́łəm (Kwikwetlem) and qíćə́y (Katzie) Nations. Letters were mailed out again to the same residents between August 14, 2024 and August 28, 2024, due to revisions made by the applicant to the development proposal.

The City received one call from a nearby resident who had concerns over the increased traffic due to the increased residential density.

Public Information Meeting

The applicant separately advertised and held a Public Information Meeting on the evening of January 10, 2024, in the form of an open house. The applicant provided information on the proposed OCP Amendment, rezoning, and subdivision.

A total of 10 individuals signed in to the open house and seven comments sheets were received. The applicant has provided a summary of comments raised by the public during this event (Attachment 12).

Financial Implications:

If approved the development is anticipated to generate approximately:

- \$11.5M in Development Cost Charges (DCCs); and
- \$2.7M in voluntary Community Amenity Contributions (CACs).

The preceding financial estimates are preliminary and based on the current concept unit plan. The final CAC amount is determined prior to Development Permit issuance. The DCC amount is determined at time of Building Permit issuance.

The City will receive financial compensation for the sale of the proposed road to be cancelled based on market value, plus applicable taxes and closing costs. The market valuation will be established by the City's Lands and Real Estate Division.

This application will generate funds from the required 5% parkland provision under Section 510 of the *Local Government Act*.

Conclusion:

Staff support the proposed project for the following reasons:

- The proposed OCP amendments will facilitate the protection and transfer to City ownership of environmentally sensitive areas;
- Provides diverse, family-friendly housing choices;
- Provides frontage improvements along the street frontages;
- Provides community benefits, including new trails, park and community amenity contributions; and
- The proposed townhouse land use seeks to minimize retaining wall usage and heights.

Staff recommends that Council:

- Give first reading to *Bylaw Nos. 5374, 2024 and 5375, 2024*, and refer the bylaws to Public Hearing; and
- Give first, second, and third readings to *Bylaw No. 5378, 2024*.



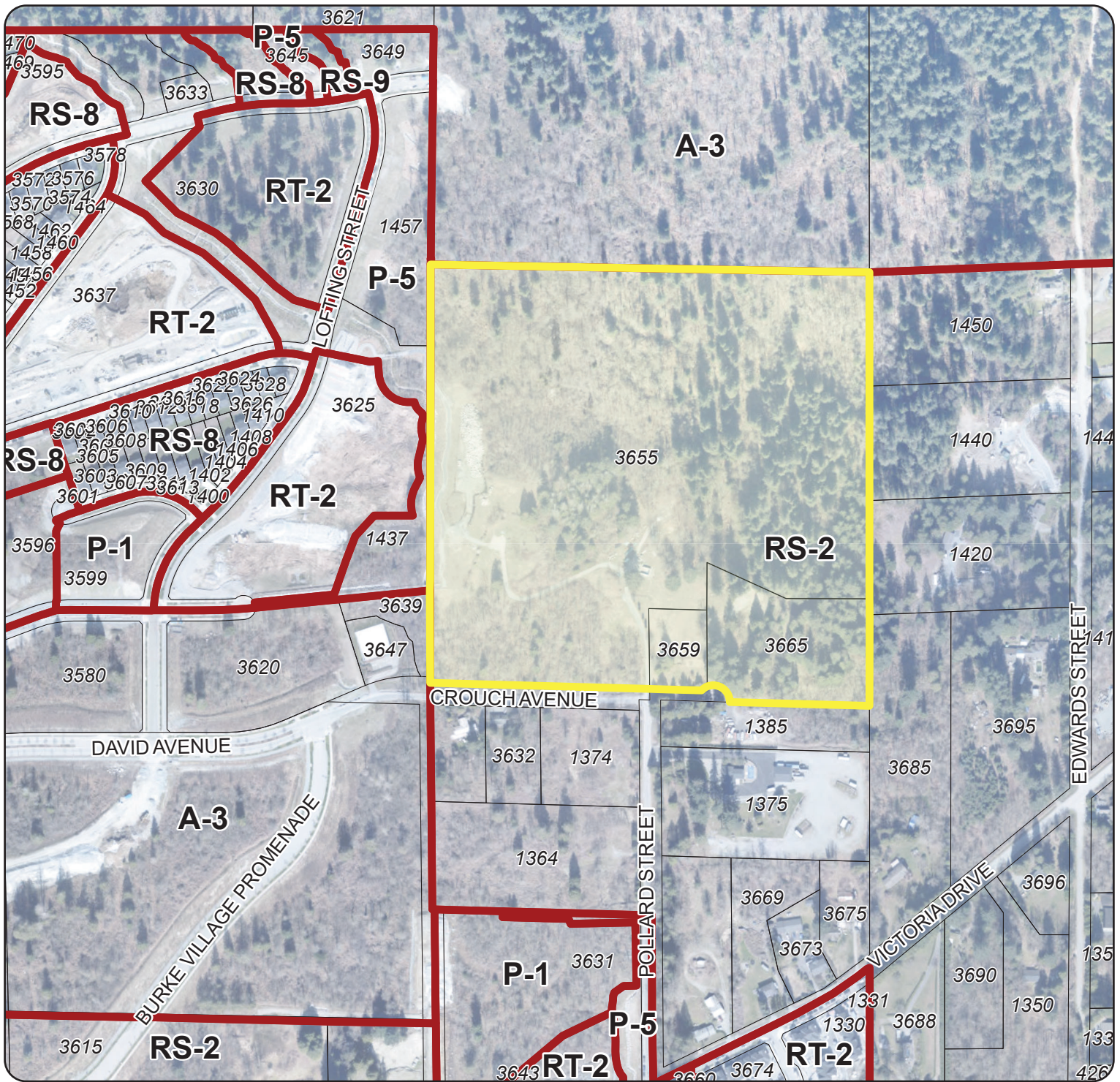
Chris Jarvie, MCIP, RPP

ET/ab

Attachments:

1. Location and Adjacent Zoning Map (Doc# 5443923)
2. Existing OCP Land Use Designations (Doc# 5443901)
3. Context Map (Doc# 5443885)
4. Proposed OCP Land Use Designations (Doc# 5443914)
5. OCP Amendment Bylaw No. 5374, 2024 (Doc# 5439605), Schedule A (Doc# 5443595)
6. Proposed Park Contribution (Doc# 5455352)
7. Zoning Amendment Bylaw No. 5375, 2024 (Doc# 5439607), Schedule A (Doc# 5443904)
8. Concept Plan (Doc# 5441243)
9. Fox Creek and Star Creek Watercourse Management Plan (Doc# 5439414)
10. Proposed Subdivision Layout (Doc# 5436917)
11. Highway Dedication Cancellation Bylaw No. 5378, 2024 (Doc# 5439608), Schedule A (Doc# 5448902)
12. Public Information Meeting (PIM) Summary (Doc# 5224604)

This report was prepared by Edison Ting, Planner 2 and reviewed by Jeff Denney, Senior Planner and Chris Jarvie, Director Development Services.



LOCATION AND ADJACENT ZONING

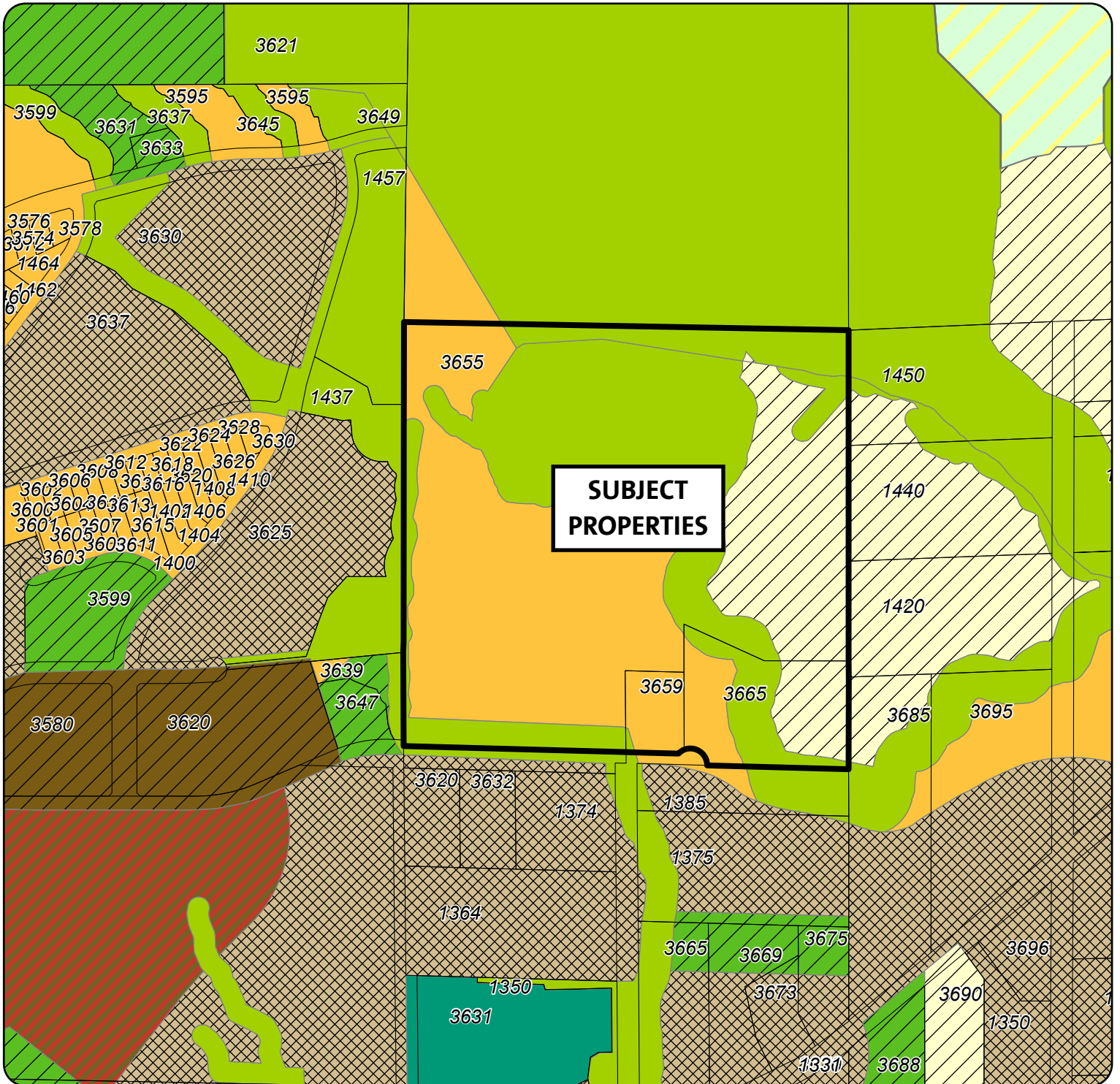


- Zoning
- Subject Site

Application No.: PROJ 22-090

Map Date: 10/10/2024





EXISTING OCP LAND USE DESIGNATIONS

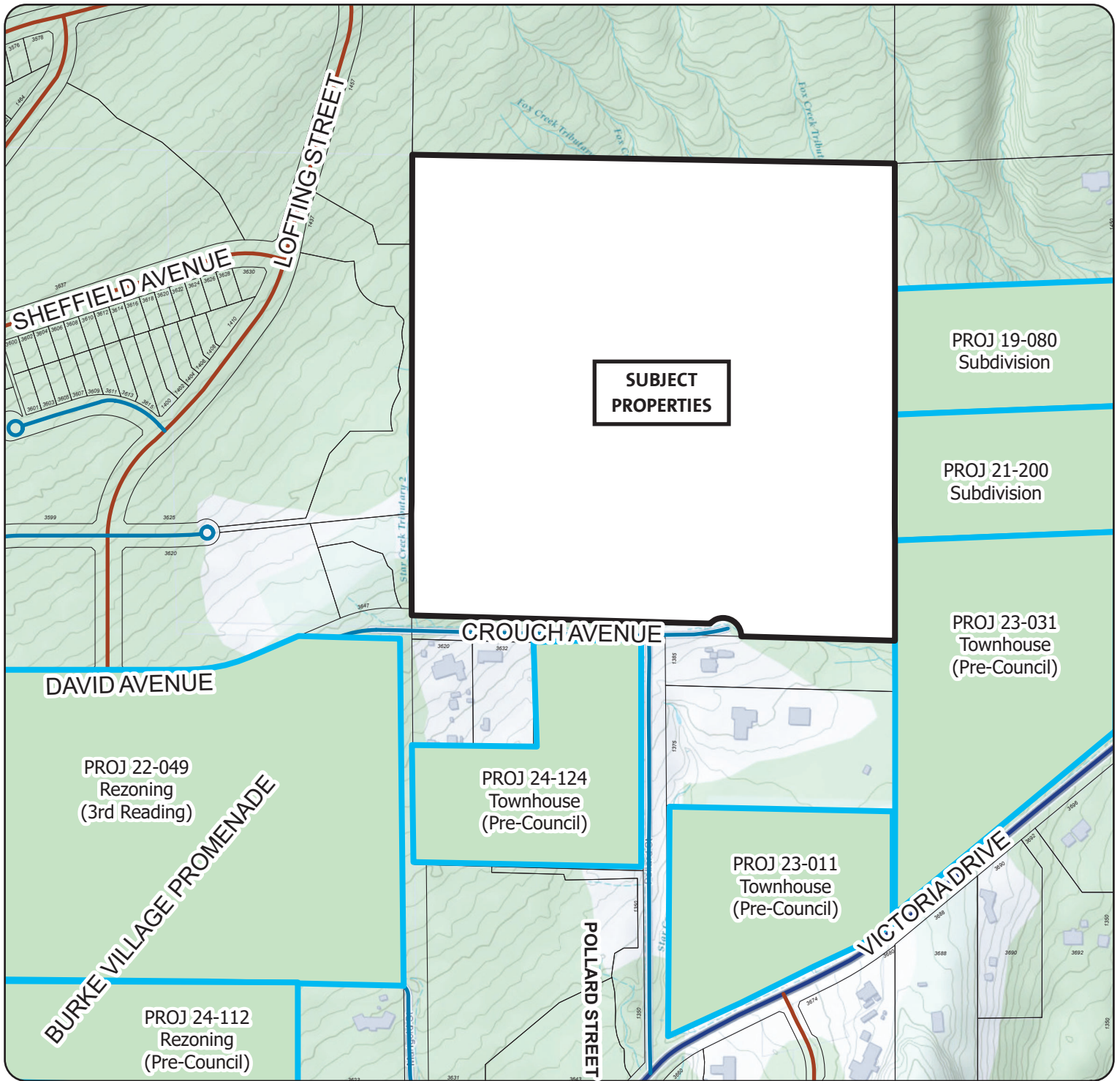


- Compact Low Density Residential
- Environmentally Sensitive Area
- Medium Density Apartment Residential
- Neighbourhood Centre
- Parks and Recreation
- Rural Resource and Residential
- School
- Suburban Residential
- Townhousing Residential

Application No.: PROJ 22-090

Map Date: 10/10/2024





CONTEXT MAP

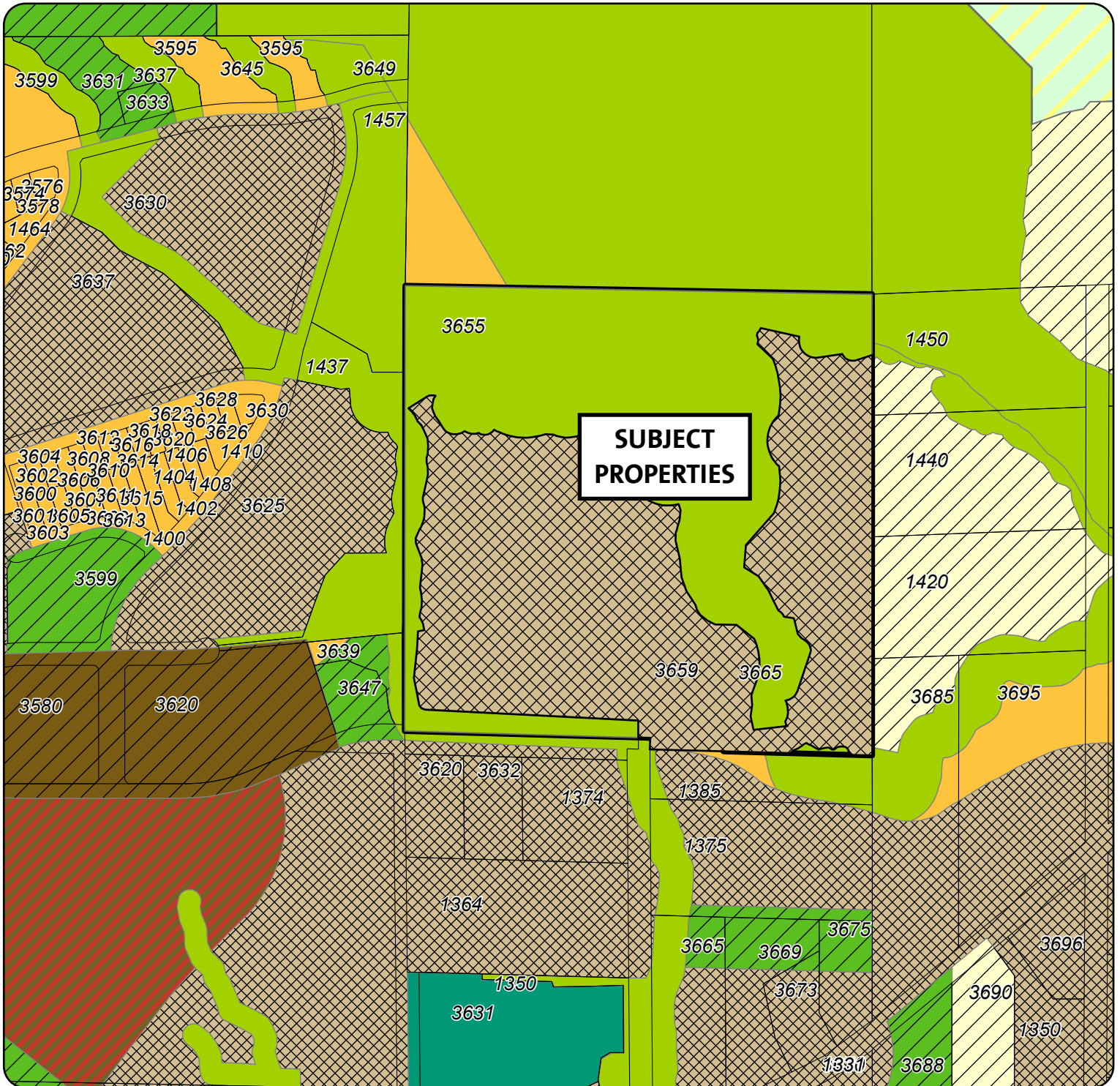


- Development Activity
- Traffic Signal Locations
- Arterial
- Collector
- Local

Application No.: PROJ 22-090

Map Date: 10/10/2024





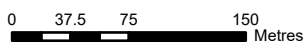
PROPOSED OCP LAND USE DESIGNATIONS



- Compact Low Density Residential
- Environmentally Sensitive Area
- Medium Density Apartment Residential
- Neighbourhood Centre
- Parks and Recreation
- Rural Resource and Residential
- School
- Suburban Residential
- Townhousing Residential

Application No.: PROJ 22-090

Map Date: 10/10/2024



BYLAW NO. 5374, 2024

A Bylaw to amend the "City of Coquitlam
Citywide Official Community Plan
Bylaw No. 3479, 2001"

WHEREAS certain changes are necessary for the clarification and effective and efficient operation of Bylaw No. 3479, 2001, in accordance with the *Local Government Act*, R.S.B.C., 2015, c. 1;

NOW THEREFORE, the Council of the City of Coquitlam, in open meeting lawfully assembled, ENACTS AS FOLLOWS:

1. Name of Bylaw

This Bylaw may be cited for all purposes as the "Citywide Official Community Plan Amendment Bylaw No. 5374, 2024."

2. Amendment to Citywide Official Community Plan Bylaw No. 3479, 2001

City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001, is amended as follows:

2.1 Schedule "B" of the Northeast Coquitlam Area Plan and Schedule "A" of the Partington Creek Neighbourhood Plan are amended as follows:

The land use designations for the lands outlined in black on the map attached hereto and marked "Schedule 'A' to Bylaw 5374, 2024" is amended as follows:

2.1.1 From "Compact Low Density Residential" and "Suburban Residential" to "Environmentally Sensitive Area" for those lands indicated with striped-texture fill; and

2.1.2 From "Compact Low Density Residential", "Suburban Residential" and "Environmentally Sensitive Area" to "Conventional Townhomes" for those lands indicated with dot-texture fill.

2.2 Schedule "C" of the Partington Creek Neighbourhood Plan are amended as follows:

2.2.1 Add those lands indicated with striped-texture fill to "Environmentally Sensitive Area"; and

2.2.2 Remove those lands indicated with dot-texture fill from the "Environmentally Sensitive Area".

3. Severability

If any section, subsection, clause or phrase of this Bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, it will be deemed to be severed and the remainder of the Bylaw will remain valid and enforceable in accordance with its terms.

4. Schedule

The following schedule is attached to, and forms part of, this Bylaw:

1. Schedule "A" to Bylaw No. 5374, 2024

Readings

READ A FIRST TIME (_ of 9 votes in the affirmative) this [day] day of [month] , [year] .

CONSIDERED AT PUBLIC HEARING [day] day of [month] , [year] .

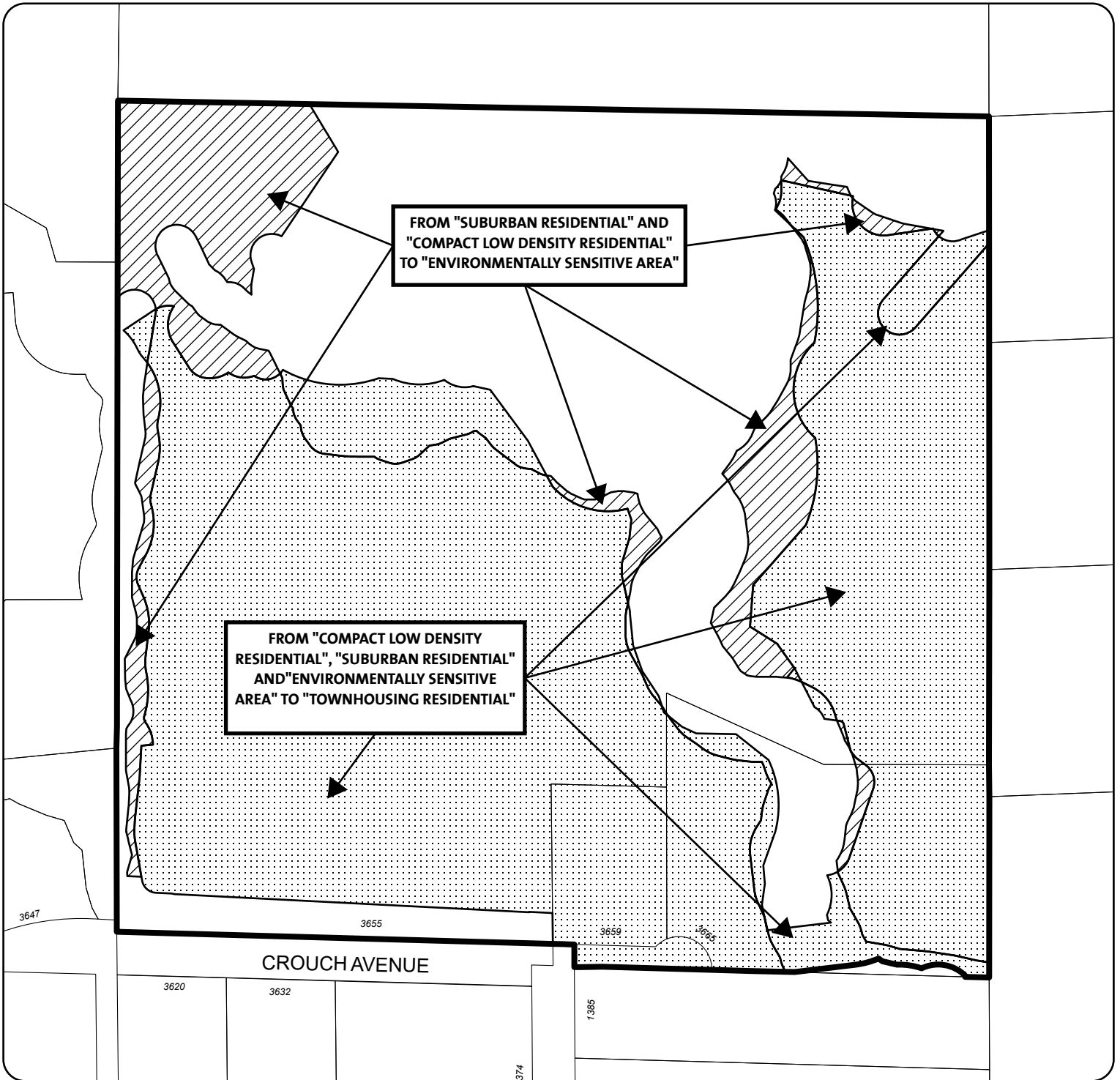
READ A SECOND TIME (_ of 9 votes in the affirmative) this [day] day of [month] , [year] .

READ A THIRD TIME (_ of 9 votes in the affirmative) this [day] day of [month] , [year] .

FINAL ADOPTION (_ of 9 votes in the affirmative) and the Seal of the Corporation affixed this [day] day of [month] , [year] .

_____ MAYOR

_____ CLERK



Application No.: PROJ 22-090

Map Date: 10/9/2024



NOT TO SCALE

SCHEDULE "A" TO BYLAW No. 5374, 2024



SUBDIVISION PLAN OF LOT 4 PLAN EPP119736 AND PART OF LOT 1 PLAN EPP43395 EXCEPT PLANS EPP50859, EPP50860, EPP50867, EPP61635 AND EPP80555 BOTH OF SECTION 17 TOWNSHIP 40 NEW WESTMINSTER DISTRICT

BCGS 92G.027 & BCGS 92G.037

SCALE 1 : 500 DISTANCES ARE IN METRES
THE INTENDED PRINT SCALE OF THIS PLAN IS 1:200 mm IN WIDTH BY 854 mm IN HEIGHT (E SIZE) WHEN PLOTTED AT A SCALE OF 1:500.

INTEGRATED SURVEY AREA No. 14, COQUITLAM NAD83(CRS) 4.0.G.B.C.I.M.V.R.D

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 730458 AND 750458 AND ARE REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY PROVIDED HAVE BEEN DERIVED FROM THE MOST RECENT PUBLISHED COORDINATES FOR GEODETIC CONTROL MONUMENTS 730458 AND 750458.

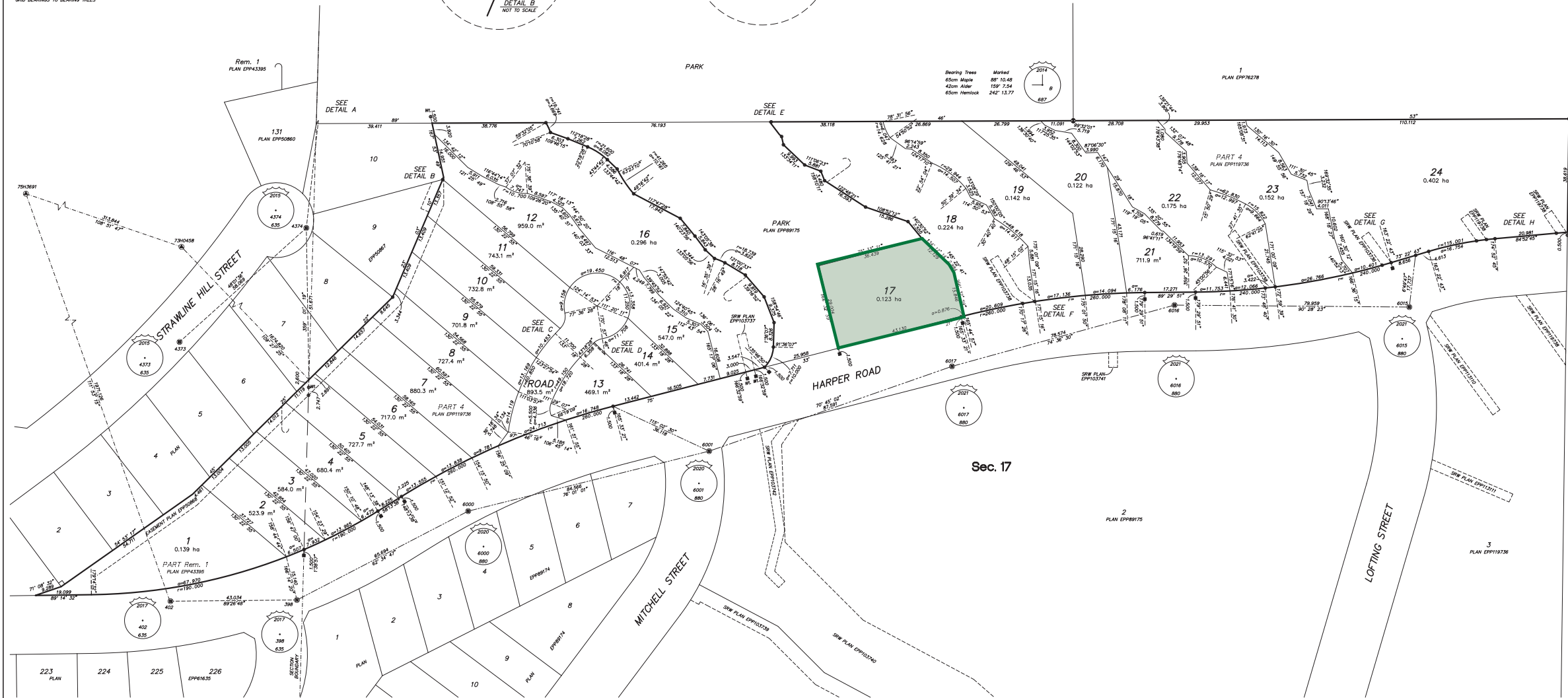
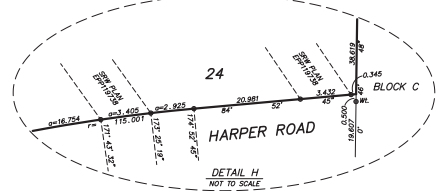
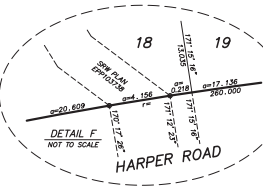
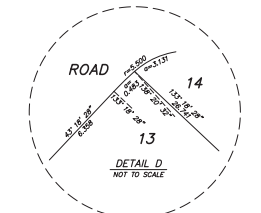
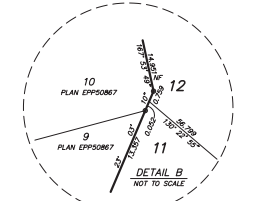
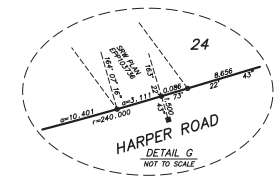
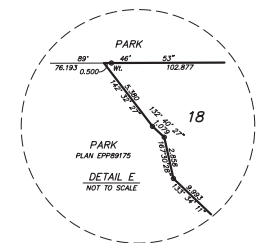
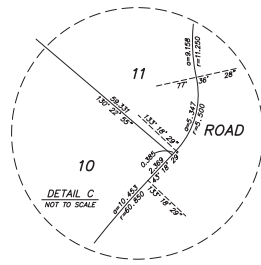
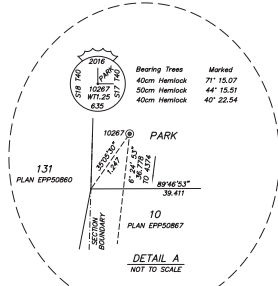
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES. MEASUREMENTS OF GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF CORRECTIONS WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 730458 AND 750458.

LEGEND

- DENOTES CONTROL MONUMENT
- DENOTES LEAD PLUG
- DENOTES STANDARD IRON POST
- DENOTES STANDARD CONCRETE POST
- DENOTES STANDARD ROCK POST
- DENOTES STANDARD CAPPED POST
- DENOTES WITNESS
- m² DENOTES SQUARE METRES
- ha DENOTES HECTARES
- EX DENOTES EXPLANATORY
- WF DENOTES NOTHING FOUND

| NAD83 (CRS) 4.0.G.B.C.I.M.V.R.D UTM ZONE 10 COORDINATES | | | |
|---|---------------|--------------|-------------------|
| MONUMENT | NORTHING | EASTING | ABSOLUTE ACCURACY |
| 730458 | 5481560.374 m | 517755.380 m | 0.02 m |
| 750458 | 5481661.802 m | 517458.517 m | 0.05 m |

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS. WITNESS POSTS ARE ON THE PRODUCTION OF PROPERTY LINES UNLESS OTHERWISE NOTED. WITNESS POSTS AND REFERENCE POSTS ARE EXAGGERATED FOR CLARITY. GRID BEARINGS TO BEARING TREES



JANUARY 31, 2023
THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF COQUITLAM.
THE FIELD SURVEY PRESENTED BY THIS PLAN WAS COMPLETED ON _____ DAY OF _____ 2023.
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

4 - 19089 94th Ave
Surrey, BC V4N 3S4
www.burienland.ca
Tel: 604-513-9811
File: 5227
Dwg: 5227-84

BYLAW NO. 5375, 2024

A Bylaw to amend the “City of Coquitlam
Zoning Bylaw No. 3000, 1996”

WHEREAS certain changes are necessary for the clarification and effective and efficient operation of Bylaw No. 3000, 1996, in accordance with the *Local Government Act*, R.S.B.C., 2015, c. 1;

NOW THEREFORE, the Council of the City of Coquitlam, in open meeting lawfully assembled, ENACTS AS FOLLOWS:

1. Name of Bylaw

This Bylaw may be cited for all purposes as the “Zoning Amendment Bylaw No. 5375, 2024.”

2. Amendment to City of Coquitlam Zoning Bylaw No. 3000, 1996

Schedule “A” to City of Coquitlam Zoning Bylaw No. 3000, 1996, as amended, is further amended as follows:

The lands shown outlined in black on the map attached hereto and marked “Schedule ‘A’ to Bylaw No. 5375, 2024” are rezoned from “RS-2 One-Family Suburban Residential” to “RT-2 Townhouse Residential” and “P-5 Special Park”.

3. Consequential Amendments

The Zoning Bylaw is further amended by making any consequential changes required to give effect to the amendments enumerated in this Bylaw, including any necessary corrections to the format, grammar, punctuation, and numbering, and to any Tables of Contents.

4. Severability

If any section, subsection, clause or phrase of this Bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, it will be deemed to be severed and the remainder of the Bylaw will remain valid and enforceable in accordance with its terms.

4. Schedule

The following schedule is attached to, and forms part of, this Bylaw:

1. “Schedule ‘A’ to Bylaw No. 5375, 2024”

Readings

READ A FIRST TIME this [day] day of [month] , [year] .

CONSIDERED AT PUBLIC HEARING [day] day of [month] , [year] .

READ A SECOND TIME this [day] day of [month] , [year] .

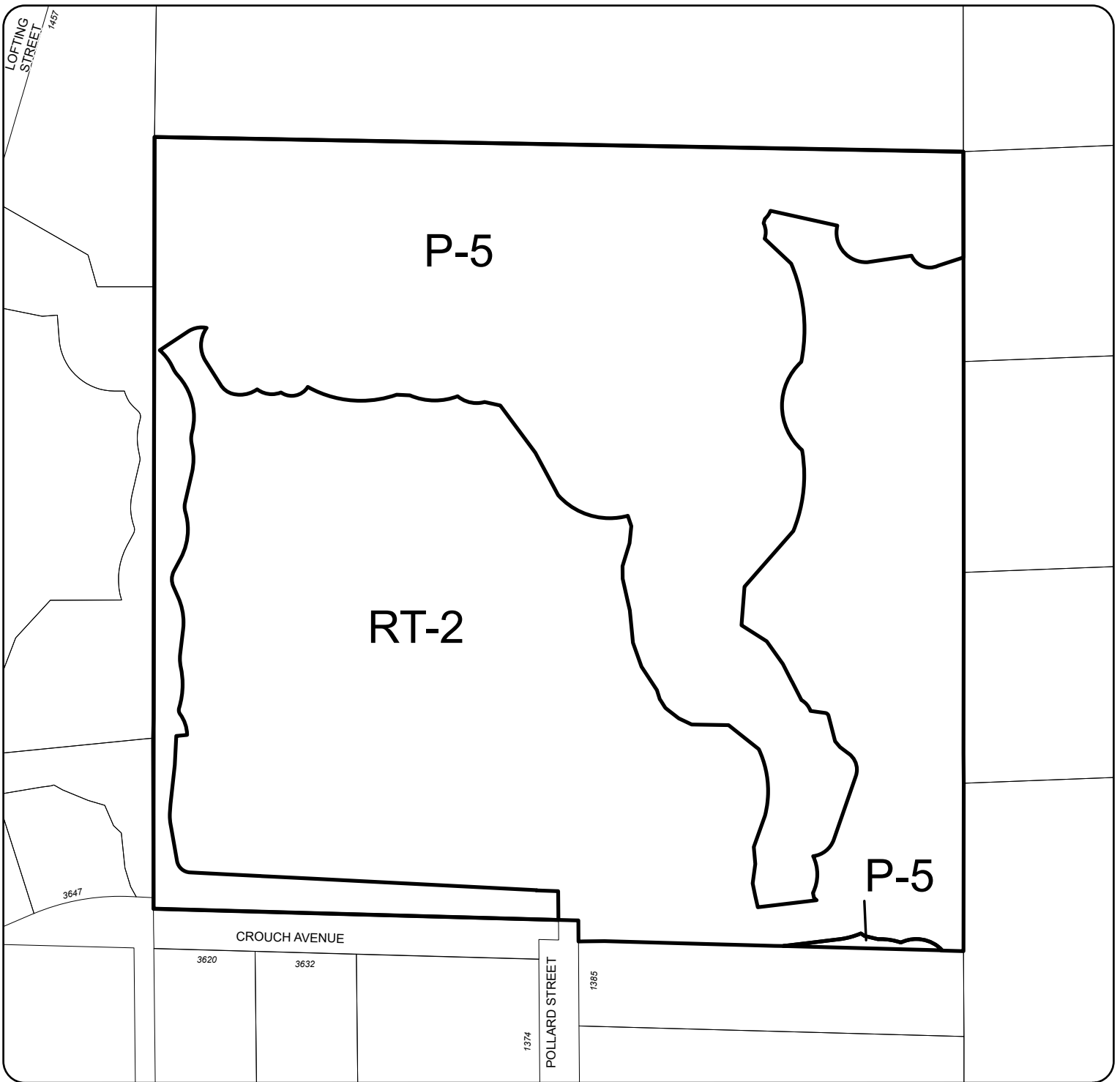
READ A THIRD TIME this [day] day of [month] , [year] .

FINAL ADOPTION and the Seal of the Corporation affixed this [day] day of [month] , [year]

.

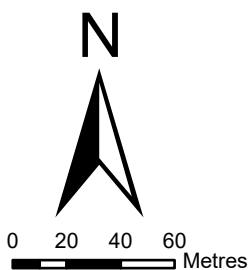
_____ MAYOR

_____ CLERK



Application No.: PROJ 22-090
Map Date: 9/27/2024

SCHEDULE 'A' TO BYLAW No. 5375, 2024



Attachment 8

RENDERED ILLUSTRATIVE CONCEPT PLAN

LEGEND SEPTEMBER 2024

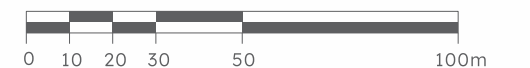
- PC-4 16.24 ha | 40.14 ac
- Partington Creek Neighbourhood
- Land Use Boundary
- Legal Property Line
- Road Right-of-Way
- Statutory Right-of-Way
- 5m Contour
- 1m Contour
- Surveyed + Realigned Watercourse | High Water Mark
- Realigned Ditch
- Culvert
- Strata Amenity Area
- Neighbourhood Vehicular Access
- Neighbourhood Pedestrian Access

DEVELOPMENT YIELD

- Duplex | Flat/Walk-up 44 Units
- Duplex | Walk-out 20 Units
- Townhomes | Flat/Walk-up 144 Units
- Townhomes | Walk-out 84 Units

TOTAL 292 Units
59 Visitor Parking Stalls Required | 59 Proposed

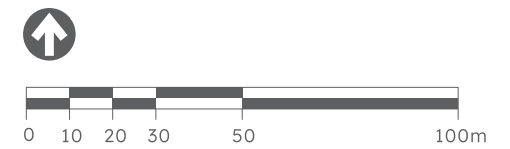
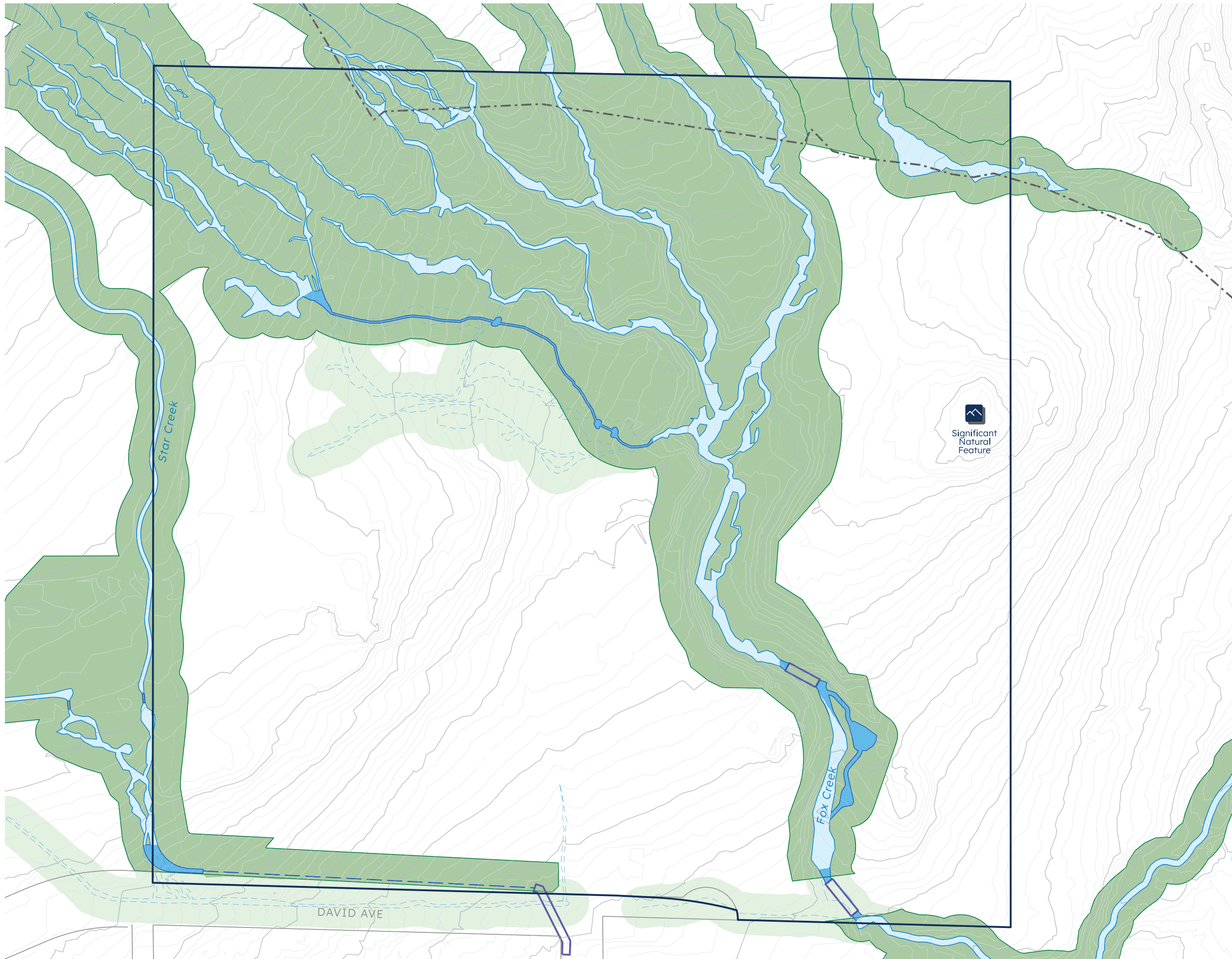
- Shared Amenity Building | 2 Storey
Amenity - Indoor 360m² | Outdoor 240m²
Parking - 5 Stalls



PROPOSED RIPARIAN
CORRIDOR

LEGEND SEPTEMBER 2024

- PC-4 16.24 ha | 40.14 ac
- Partington Creek Neighbourhood
- Road Right-of-Way
- 5m Contour
- 1m Contour
- Existing Watercourse | To Be Re-aligned
- Existing Riparian Corridor | To Be Re-aligned
- Existing Watercourse | Remaining
- Proposed Watercourse | Re-aligned
- Proposed Ditch
- Proposed Culvert
- Proposed Riparian Corridor | Existing + Re-aligned



SUBDIVISION PLAN OF LEGAL SUBDIVISION 6 EXCEPT:
 FIRSTLY: PART SHOWN ON PLAN WITH BYLAW FILED 35359
 SECONDLY: PART SUBDIVIDED BY PLAN 44122
 THIRDLY: PART SUBDIVIDED BY PLAN 66696,
 LOT 17 PLAN 44122 AND
 LOT 18 PLAN 66696 AND
 PARCEL A PLAN EPP141275
 ALL OF SECTION 17 TOWNSHIP 40
 NEW WESTMINSTER DISTRICT

BCGS 92G.027 AND BCGS 92G.037
 0 30 75
 SCALE 1 : 750 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS
 1120 mm IN WIDTH BY 804 mm IN HEIGHT (E SIZE)
 WHEN PLOTTED AT A SCALE OF 1:750
 INTEGRATED SURVEY AREA No. 14, COQUITLAM
 NAD83(CSRS) 4.0.0.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
 GEODETIC CONTROL MONUMENTS 73H0458 AND 75H3691 AND ARE
 REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 18
 THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL
 ACCURACY ACHIEVED HAVE BEEN DERIVED FROM THE MASCOIT
 PUBLISHED COORDINATES FOR GEODETIC CONTROL MONUMENTS
 73H0458 AND 75H3691.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS
 OTHERWISE SPECIFIED, TO CORNER GRID DISTANCES, AND NOT
 GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF
 0.9997048 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL
 MONUMENTS 73H0458 AND 75H3691.

LEGEND

FOUND PLACED

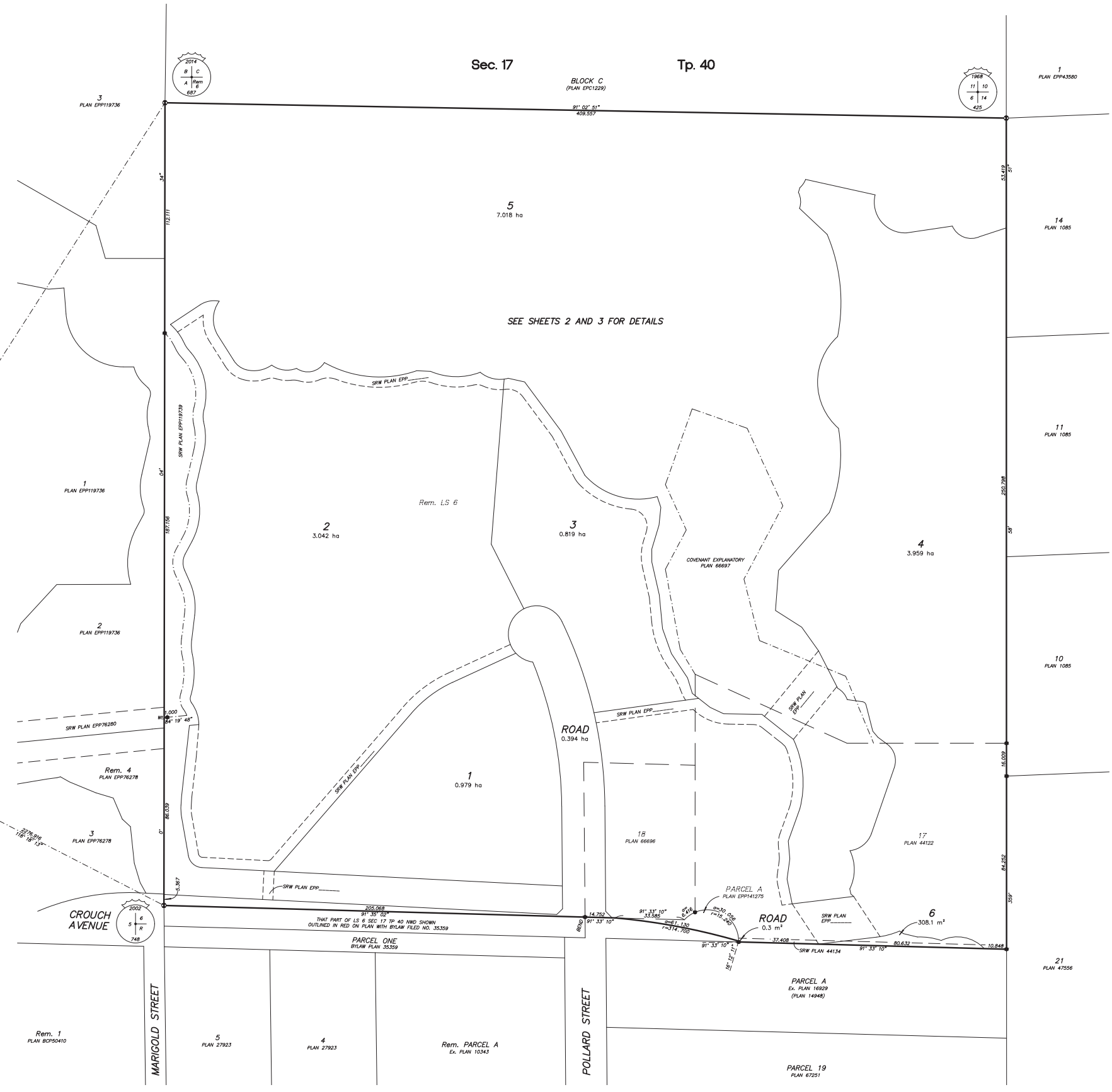
- ▲ DENOTES CONTROL MONUMENT
- DENOTES STANDARD IRON POST
- ⊕ DENOTES STANDARD CONCRETE POST
- ⊙ DENOTES CAPPED POST
- m² DENOTES SQUARE METRES
- ha DENOTES HECTARES
- Ex DENOTES EXPLANATORY
- W DENOTES WITNESS

NOTES

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
 WHICH ARE NOT SET ON THE TRUE CORNERS(S).

WITNESS POSTS ARE ON THE PRODUCTION OF
 PROPERTY LINES UNLESS OTHERWISE NOTED

| NAD83 (CSRS) 4.0.0.BC.1.MVRD UTM ZONE 18 COORDINATES | TABLET MARKING | | ABSOLUTE ACCURACY |
|--|----------------|--------------|-------------------|
| | NORTHING | EASTING | |
| 73H0458 | 5461560.374 m | 517755.390 m | 0.02 m |
| 75H3691 | 5461661.802 m | 517438.517 m | 0.05 m |



ACCESS TO LOT 6 BY EASEMENT ONLY

THIS PLAN LIES WITHIN THE JURISDICTION OF THE
 APPROVING OFFICER FOR THE CITY OF COQUITLAM.

THE FIELD CHECK WAS COMPLETED BY THIS PLAN WAS
 COMPLETED BY _____ OF _____ 2024
 ENGINEER (P.L.S. 1880)
 EOP#

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

BYLAW NO. 5378, 2024

A Bylaw to close and remove the dedication of a road

WHEREAS pursuant to Section 40(1)(a) of the *Community Charter*, S.B.C. 2003, c.26, the Council may, by Bylaw, close all or part of a highway that is vested in the municipality to all or some types of traffic and remove the dedication of a highway that has been closed by the Bylaw,

NOW THEREFORE, the Council of the City of Coquitlam, in open meeting lawfully assembled, ENACTS AS FOLLOWS:

1. Name of Bylaw

This Bylaw may be cited for all purposes as the "Highway Dedication Cancellation Bylaw No. 5378, 2024."

2. Road Closure

That a portion of the road (the "Road"), outlined in heavy black on the Reference Plan attached hereto as Schedule "A" forming part of this Bylaw, is hereby closed to all traffic.

3. Removal of Road Dedication

The dedication as highway is hereby removed from the Road.

4. Severability

If any section, subsection, clause or phrase of this Bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, it will be deemed to be severed and the remainder of the Bylaw will remain valid and enforceable in accordance with its terms.

5. Schedule

The following schedule is attached to, and forms part of, this Bylaw:

1. "Schedule "A" to Bylaw No. 5378, 2024"

Readings

READ A FIRST TIME this [day] day of [month] , [year] .

READ A SECOND TIME this [day] day of [month] , [year] .

READ A THIRD TIME this [day] day of [month] , [year] .

FINAL ADOPTION and the Seal of the Corporation affixed this [day] day of [month] ,
[year] .

_____ MAYOR

_____ CLERK

Schedule A

REFERENCE PLAN TO ACCOMPANY CITY OF COQUITLAM
 BYLAW No. 5378, 2024 TO REMOVE THE ROAD DEDICATION OF
 PART OF ROAD DEDICATED ON PLAN 44122
 SECTION 17 TOWNSHIP 40
 NEW WESTMINSTER DISTRICT
 PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
 AND SECTION 40 OF THE COMMUNITY CHARTER
 BGCS 92G.027 AND BGCS 92G.037



SCALE 1 : 750 DISTANCES ARE IN METRES
 THE INTENDED PLOT SCALE OF THIS PLAN IS
 1120 mm IN WIDTH BY 864 mm IN HEIGHT (E SIZE)
 WHEN PLOTTED AT A SCALE OF 1:750

INTEGRATED SURVEY AREA No. 14, COQUITLAM
 NAD83(CSRS) 4.0.G.B.C.1.M.V.R.D.

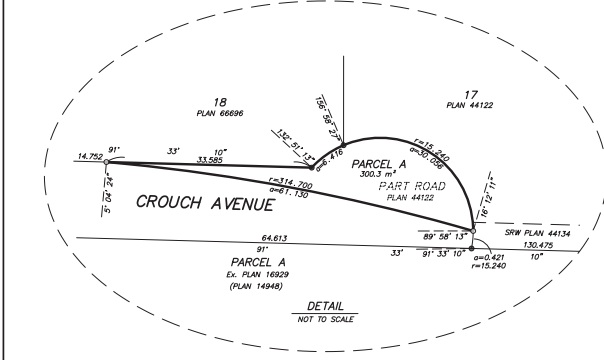
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
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THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL
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 73H0458 AND 75H3891.

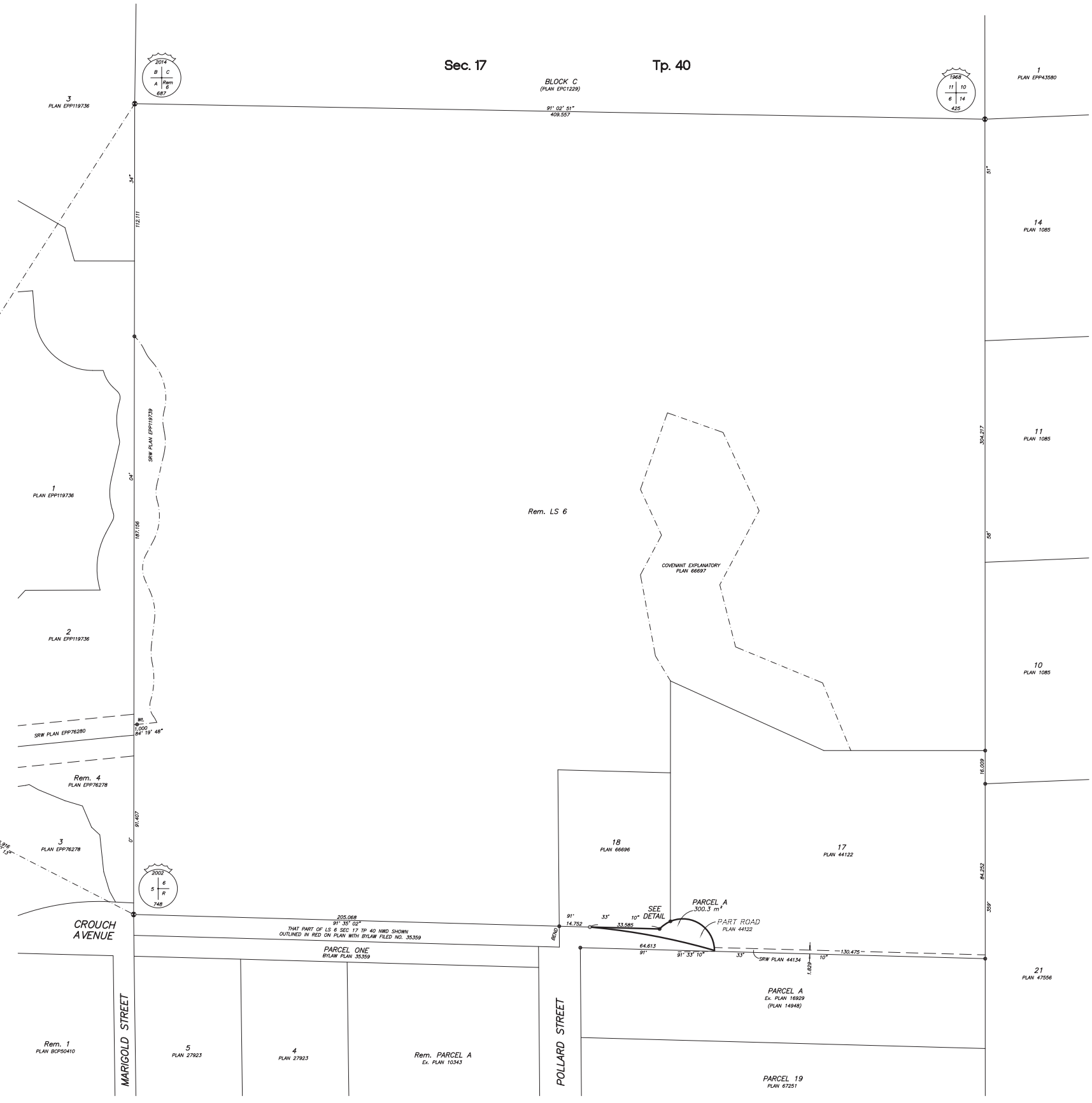
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS
 OTHERWISE SPECIFIED, TO CORNER OR DISTANCE MARKS. MULTIPLE
 GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF
 0.0000005 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL
 MONUMENTS 73H0458 AND 75H3891.

LEGEND
 FOUND PLACED
 ⊙ DENOTES CONTROL MONUMENT
 ○ DENOTES STANDARD IRON POST
 ⊕ DENOTES CAPPED POST
 m² DENOTES SQUARE METRES
 W. DENOTES WITNESS
 EX. DENOTES EXPLANATORY

| NAD83 (CSRS) 4.0.G.B.C.1.M.V.R.D. UTM ZONE 10 COORDINATES | TABLET MARKING | NORTHING | EASTING | ABSOLUTE ACCURACY |
|---|----------------|---------------|--------------|-------------------|
| 73H0458 | | 5461560.374 m | 517755.390 m | 0.02 m |
| 75H3891 | | 5461661.802 m | 517458.517 m | 0.05 m |



THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
 COMPLETED ON THE 2nd DAY OF OCTOBER, 2024
 JESSE MORIN, BCLS (800)
 EOP# 285927



PUBLIC INFORMATION MEETING

Introduction

PC4 Neighbourhood OCP Amendment + Rezoning

Public Information Meeting:

Wednesday, January 10th, 2024 | 5:30 -7:30 PM
Burke Mountain Discovery Centre
3537 Princeton Ave, Coquitlam, BC

EXECUTIVE SUMMARY

Wesbild and Placemark hosted an advertised Public Information Meeting to present the proposed PC4 Neighbourhood OCP Amendment + Rezoning Application to engage the community and provide the opportunity for comments.

The proposed PC4 Neighbourhood was presented through 11 illustrated panels addressing:

- Community Context;
- Land Analysis;
- Environmental Considerations;
- Neighbourhood Sustainability;
- Municipal Infrastructure;
- Housing Diversity;
- Neighbourhood Development Concept;
- Proposed Zoning;
- Parks + Trails; and
- Planning Process.

We heard a broad range of comments, many which were supportive of the project, with positivity expressed towards providing recreational access to natural areas, the preservation of the natural Fox Creek watercourses, and the retention of mature trees.

Attendees agreed with the identified importance of preserving the Site's natural features and leveraging the natural topography of the land to minimize grading impacts and the need for external retaining.

Attendees also raised concerns regarding the need for access to public open spaces for the whole community not just for the strata developments. Increased parking demands which the development will produce in relation to the lack of proposed parking options was also raised as a concern.

PROJECT REPRESENTATIVES

Lilian Arishenkoff
Senior Vice President



Paul Fenske
Principal



Keven Fulmer
Project Manager



Justin Cheung
Vice President



Theo Finseth
Partner



Ryan Preston
Principal



Andrea Alvarez
Project Manager



FEEDBACK SUMMARY

Feedback Breakdown

The following provides a breakdown of the comments received through completed feedback forms.



10
Signed In
7
Forms
Submitted

| Where do you live? | | |
|--------------------|---|-----|
| Partington Creek | 3 | 43% |
| Other / NA | 4 | 57% |

43% of the feedback forms were completed by local residents.

| NEIGHBOURHOOD DESIGN. Which plan features are most important? (1 being most important and 8 being least important) | | | | | | | | | |
|---|------|---|---|---|---|---|---|-------|--------|
| Scale | Most | | | | | | | Least | TOTAL* |
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | |
| Work with the Land (minimize impact) | 3 | | 3 | | | | | | 6 |
| Diversity of Homes (minimize impact) | 2 | | | | 1 | 1 | | | 4 |
| Preserving the Natural Environment (Fox Creek water courses) | 3 | 2 | 1 | | | | | | 6 |
| Connection to Nature (parks + nature trails) | 1 | 2 | 3 | | | | | | 6 |
| Pedestrian Friendly (public trails, sidewalks + strata mews) | | | 1 | 1 | | 1 | 1 | | 4 |
| Outdoor Amenity Spaces (Strata parks) | | | | 3 | 1 | | | | 4 |
| Access to Neighbourhood Shops and Services (proximity to Village Centre) | 1 | 1 | | | | | 2 | | 4 |
| Other | 1 | | | | 1 | 1 | | | 2 |

Working with the Land to minimize impact, Preserving the Natural Environment of the Fox Creek watercourse, and the Connection to Nature, were all ranked the most important neighbourhood design features, followed by Diversity of Homes and Pedestrian Friendly Design.

* Features have been weighted based on the scale of importance as ranked by respondents. Respondents who did not rank each feature but rather ticked their preferred features received a score of 1.

FEEDBACK SUMMARY

Feedback Breakdown

HOUSING DIVERSITY. Which types of homes are most important? (1 being most important and 5 being least important)

| Scale | Most | | | | Least | TOTAL * |
|------------------------------------|------|---|---|---|-------|---------|
| | 1 ← | 2 | 3 | 4 | → 5 | |
| Small Townhomes 1,200 sqft | | 2 | 2 | | | 4 |
| Medium Townhomes 1,500 sqft | 4 | 2 | | | | 6 |
| Large Townhomes 1,800 sqft | 1 | | 1 | 2 | | 4 |
| Single Family Homes +2,000 sqft | 2 | 1 | 1 | 2 | | 6 |
| Other | | | | | | 0 |



Medium Townhomes was ranked most important, followed by Single Family Homes. The comments supported a wider diversity of housing options in Burke Mountain.

NATURAL FEATURES. Which features are most important for protecting the natural areas and recreational activities? (1 being most important and 5 being least important)

| Scale | Most | | | | Least | TOTAL * |
|--------------------------------------|------|---|---|---|-------|---------|
| | 1 ← | 2 | 3 | 4 | → 5 | |
| Dedication of Natural Parkland | 2 | | 1 | | | 3 |
| New Strata Parks | | | 1 | 2 | | 3 |
| Retention of Mature Trees | 2 | 1 | | 1 | | 4 |
| Recreational Access to Natural Areas | 1 | 2 | 1 | | | 4 |
| Other | | | | | 1 | 1 |

Overall, the importance of the preservation of the natural areas was emphasized with the Retention of Mature Trees ranked as the most important feature, followed by the Recreational Access to Natural Areas.

* Features have been weighted based on the scale of importance as ranked by respondents. Respondents who did not rank each feature but rather ticked their preferred features received a score of 1.

FEEDBACK SUMMARY

Feedback Breakdown

| WATERCOURSE MANAGEMENT. What are the most important benefits of the proposed watercourse strategy? (1 being most important and 5 being least important) | | | | | | |
|---|------|---|---|---|-------|---------|
| Scale | Most | | | | Least | TOTAL * |
| | 1 | 2 | 3 | 4 | 5 | |
| Re-establishment of the Natural Watercourses | 2 | | | 2 | | 4 |
| Mitigation of Erosion Risks | 2 | | | 1 | | 3 |
| New Off-Channel Pond and Connections to Existing Pond | | | 3 | | | 3 |
| Removing Fish Barriers | 1 | 3 | | | | 4 |
| Other | | | | | | 0 |

Re-establishment of the Natural Watercourses, Mitigation of Erosion Risks, and Removing Fish Barriers were all considered important benefits of the proposed watercourse management strategy.

Overall attendees ranked items relating to the preservation of the existing natural environment and the establishment of new parks and outdoor related amenities the highest.

Attendees also gave the following comments:

| Comments |
|--|
| PARKS + TRAILS |
| Ensure connection to and from neighbouring properties |
| Consider providing public park space for all residents of the community in addition to the proposed strata parks |
| MUNICIPAL / ROAD INFRASTRUCTURE |
| Avoid high retaining walls |
| Ensure road widths can support street parking |
| Provide major road access to neighbourhood |
| COMMUNITY HISTORY |
| Consider road naming conventions that relate to the communities history |

* Features have been weighted based on the scale of importance as ranked by respondents. Respondents who did not rank each feature but rather ticked their preferred features received a score of 1.