

Coquitlam

For Committee

October 30, 2017
Our File: 13-6480-20/12/1
Doc #: 2732597.v5

To: City Manager
From: General Manager Planning and Development

Subject: **City Centre Area Plan Update – Draft Scope and Process**

For: **Council-in-Committee**

Recommendation:

That the Committee receive the report dated October 30, 2017 of the General Manager Planning and Development entitled, “City Centre Area Plan Update – Draft Scope and Process” for information.

Report Purpose:

This report presents a draft scope and process to guide an update of the City Centre Area Plan. Based on Council-in-Committee feedback, the draft scope and process will be updated and brought to Council for consideration of endorsement to initiate the planning process.

Strategic Goal:

The City Centre Area Plan update supports ‘Strengthening Neighbourhoods’ and is a “C” priority in the 2017 Business Plan.

Executive Summary:

City Centre is an important community gathering place both for the residents of Coquitlam and the region, and where the Millennium Line Evergreen Extension (Evergreen Line) begins. The extension of the SkyTrain system to Coquitlam presents a timely opportunity to now refine the existing plans and policies for City Centre, which are guided by the 2002 City Centre Area Plan (last updated in 2008) and the 2012 Transit-Oriented Development Strategy.

The City Centre Area Plan update is proposed to be undertaken over approximately a year-and-a-half in two project phases, beginning in the winter of 2017 and targeted for completion by mid-2019. A focused public consultation approach is proposed, consisting of the extensive use of digital online engagement, consultation with Council Advisory Committees and external stakeholders, Community Information Sessions and Pop-up Kiosks at City-Wide events at key planning milestones in order to reach the broader community.

Background:

Current Policy Context

The Evergreen Line is a significant long-term transportation investment that offers a critical opportunity to shape future growth and create livable and vibrant neighbourhoods. Coquitlam’s City Centre – a Regional City Centre in Metro Vancouver’s Regional Growth Strategy – is made up of retail, office, industrial, cultural, recreational and educational services.

Background: cont'd/***Current Policy Context*** cont'd/

It is also now where three Evergreen Line stations are located and where a fourth future station near the Falcon Drive area is anticipated.

The current City Centre Area Plan was originally adopted in 2002 (see Attachment 1 – Land Use Designation map) and last updated in 2008 prior to the confirmation of the SkyTrain expansion. Following confirmation of the station locations and guideway alignment, Council endorsed the Transit-Oriented Development Strategy (TDS) in 2012 to create higher density, mixed-use and pedestrian friendly development near rapid transit.

The TDS is intended to guide the CCAP update, and in the interim, provides direction for evaluating development applications in strategic locations along the Evergreen Line in advance of the update. As with the recently completed Burquitlam-Lougheed Neighbourhood Plan (BLNP) process, development applications in TDS Core and Shoulder areas will continue to be evaluated and advanced in the City Centre during the CCAP update. This work will be led by the Development Planning Transit-Oriented Development Application Team (TODAT), which will work in a coordinated and seamless manner with the Community Planning team overseeing the CCAP update, thus ensuring that current development applications both align with and provide input to the review and refining of the long-term goals and objectives of the CCAP update.

For references, copies of the 2008 CCAP and 2012 TDS are available within the Councillors' office.

City Centre – Building on Past Decisions

As a result of strategic decisions over the years to facilitate key developments in Coquitlam's City Centre, the area is now an important place for community activities and celebration (i.e., Lafarge Lake festivals) both for the residents of Coquitlam and the region.

These milestone decisions, or "big moves", include the opening of many public amenities and facilities, all of which have begun to shape City Centre's character as a regional downtown. These include, but are not limited to, Lafarge Lake, Coquitlam Centre, Town Centre Park, Aquatic Centre, Evergreen Cultural Centre, Douglas College, Pinetree Community Centre, Glen Pine Pavillion and Spirit Square, the relocation of City Hall to City Centre in 1998, and the extension of the Evergreen Line, including the City's initiative to co-fund Lincoln Station as part of a P3 partnership.

Development has also gradually transformed City Centre with more urban, high rise, mixed-use buildings over the past two decades, contributing to a steadily growing population, from just over 5,000 people in 1981, to approximately 31,000 residents in 2016 (Census 1981, 2016). More community profile data is included in Attachment 2.

Background: cont'd/**City Centre – Building on Past Decisions cont'd/**

Continuing to evolve City Centre's character from a suburb to a downtown both regionally and for Coquitlam's residents will form an essential part of the update.

Commercial & Employment Growth

Part of strengthening City Centre as a regional destination is creating a thriving hub of diverse activities, including jobs, retail, and other employment spaces. To this end, the City Centre Area Plan update will advance the findings of the Commercial Zone Review and Office Development Review currently being undertaken by Development Planning and Economic Development to understand and help channel the market factors impacting employment within City Centre.

Further, the CCAP update will provide an opportunity to explore flexible and adaptable buildings that accommodate changes in use over time (i.e., live-work and exploring a variety of commercial uses – such as child facilities – on the second and third floors of podiums which complement ground floor retail and residential units).

Discussion/Analysis:**Proposed Scope of Work & timeline**

Building on past decisions that have shaped the character of City Centre to date, the draft scope of work for the CCAP update will further refine the 2008 CCAP and 2012 TDS by solidifying City Centre's identity as an urban regional centre and the "heart" of Coquitlam. The CCAP update will take a 25-year planning horizon and largely focus on the Core, Shoulder and Transit Corridor areas identified for City Centre within the TDS, including the four corners at Guildford Way and Pinetree Way (Attachment 3 – Focus area of the CCAP update/TDS Areas).

The draft scope of work includes:

- Updating land uses and policies focusing on TDS Core, Shoulder and Transit Corridor areas;
- Providing policy direction to guide the development of the four corners precinct at Guildford Way and Pinetree Way;
- Establishing a renewed identity;
- Establishing policies to influence and incentivize employment opportunities in City Centre;
- Preparing an urban design framework;
- Creating a network of inviting public open spaces and corridors (i.e., plazas, parks, parkettes and promenades) to improve walking and cycling connectivity for residents and establish a finer street network (i.e., breaking up super blocks);
- Assessing multimodal street network and parking requirements that recognizes the need to balance access and mobility of people and goods, including the role and function of Barnet corridor based on land use policies identified in the TDS;
- Proposing strategies and policy changes as well as reviewing multimodal infrastructure requirements within City Centre to achieve Coquitlam's Strategic Transport Plan (STP) mode shift goal where 30% of all trips made by Coquitlam residents in 2031 are by walking, cycling or transit through infrastructure improvements and mobility management strategies;

Discussion/Analysis: cont'd/***Proposed Scope of Work & timeline cont'd/***

- Reviewing funding strategies (i.e., high level, order of magnitude costs) for a future Falcon SkyTrain station and associated transportation network improvements; and
- Planning for the public utilities and amenities needed to support planned growth in Coquitlam's downtown.

Public & Stakeholder Engagement Strategy

As the CCAP update focuses on the TDS Core, Shoulder and Transit Corridor areas, public feedback received during the recently approved BLNP process will provide important direction and lessons learned to the CCAP update, with respect to high density, mixed use development. As a result, a more focused public and stakeholder engagement strategy is proposed for the CCAP update, which will involve:

- The extensive use of digital consultation that will include interactive online activities (i.e., Viewpoint surveys, social media engagement, and 3D visualization);
- Community Information Sessions and pop-up kiosks (e.g., at Canada Day) at key milestones in the process;
- Engagement with Council Advisory Committees, external agencies, neighbouring municipalities; and
- Distribution of information through electronic and print media.

The use of digital consultation alongside public consultation at City-wide events will provide opportunities to engage the broader community in shaping the future of their City Centre. Further detail on the community groups and organizations that will be consulted is provided in Attachment 4.

Though a focused approach to public consultation is proposed, it is recognized that through the CCAP planning process, more conventional opportunities (i.e., open houses and community meetings) for additional public input may be necessary, which could extend the timeline of the project.

Phasing, Timeline and Resources

The CCAP update is proposed to be undertaken in a focused manner over two project phases, beginning in the winter of 2017 with a targeted completion date of mid-2019. This approach is being proposed for the following reasons:

- 1) The update focuses on TDS areas along the Evergreen Line;
- 2) Public feedback from the BLNP process provides important lessons learned regarding high-rise and mixed use development that apply to City Centre;
- 3) The extensive use of online, digitally-based public consultation will be undertaken to reach the broader community; and
- 4) There is an integrated approach in place for streamlined coordination between the ongoing development activity in City Centre being overseen by the TODAT and the CCAP update team.

Because of this focused timeline, Community Planning staff resources assigned to other projects will be directed to this project. This will result in shifting timelines for starting other Planning and Development 2017 Business Plan Priorities (i.e., Heritage Management Plan) further into 2018 and early 2019.

Discussion/Analysis: cont'd/***Proposed Planning Process***

The proposed two-phased process is summarized below:

Phase 1 – Re-Discovering City Centre (Dec 2017 – Summer 2018)

The first phase will investigate the existing context of the plan area in order to inform a discussion on City Centre's identity and character. This will involve a combination of technical studies and analysis of community data and existing policies. Through this analysis, early policy directions that strengthen and reflect City Centre's identity will be explored.

Key Tasks:

- Identify City Centre's strengths, opportunities and gaps, and future aspirations through mapping and data analysis (i.e., demographic and employment statistics, travel patterns, 3D modelling of building forms);
- Undertake technical studies (e.g., the Commercial Zones Review and Office Development Review, high density development and parking viability, transportation modelling, utilities demand analysis);
- Review and update land uses and policies that guide development for the City Centre TDS Core, Shoulder and Transit Corridor areas including the four corners at Guildford Way and Pinetree Way;
- Investigate high level funding strategies for a future Falcon Skytrain Station and associated transportation network;
- Prepare a draft 'City Centre Identity Statement', Guiding Principles, and measures of success; and
- Undertake community consultation to obtain input on City Centre's identity, opportunities and issues, including:
 - Ideas Workshop with Council;
 - Digital consultation (e.g., City's online survey community, Viewpoint, and social media platforms);
 - Council Advisory Committees meetings; and
 - Phase 1 Community Information Session.

Phase 2 – Shaping the Future of City Centre (Fall 2018 – mid 2019)

Phase 1 findings will be synthesized into a draft Plan containing a land use concept with associated guiding policies and an implementation strategy.

Following public and stakeholder consultation on the draft, a proposed Plan will be prepared for Council's consideration.

Key Tasks:

- Finalize land use, transportation and public open space network concepts and accompanying policies;
- Develop an Implementation Strategy, identifying tools, interventions or catalyst projects to carry out the Plan, including:
 - A Servicing Assessment;
 - Revised Urban Design and Development Permit Area Guidelines;
 - Updated Streetscape Guidelines; and

Discussion/Analysis: cont'd/***Proposed Planning Process*****Phase 2 – Shaping the Future of City Centre** (Summer 2018 – early 2019) cont'd/

- Undertake consultation for feedback on the draft Plan through:
 - Digital consultation;
 - Council Advisory Committees meetings;
 - Phase 2 Community Information Session; and
 - CCAP pop-up kiosks at City Centre locations and community events/festivals (e.g., Canada Day).

Next Steps:

Following Committee feedback, staff will refine and present an updated scope and process to Council for consideration of endorsement before the end of the year.

Financial Implications

Initiating an update of the CCAP is identified as part of the 2017 Business Plan and will primarily be undertaken with existing staff resources. External resources will be required for certain strategic CCAP work components (e.g., high density development and parking viability) and will be funded through the existing Community Planning division budget.

Conclusion:

Staff is proposing to continue planning for key growth areas in the City, including the City Centre, which is a designated Regional City Centre and is where transit-oriented and pedestrian friendly development is envisioned around the Evergreen Line stations.

Once complete, the City Centre Area Plan update will provide the following outcomes:

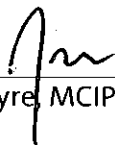
- Updated land uses and policies for TDS areas in the City Centre;
- Direction to guide development of the four corners precinct at Guildford Way and Pinetree Way
- Policies to guide the growth and advancement of employment and/or job spaces in the City Centre which are informed by the Commercial Zone Review and Office Development Review;
- An Implementation Strategy to facilitate future growth directed by the CCAP and may include supporting policies, inter-departmental plans, and / or updates to City bylaws and regulations:
 - A Servicing Assessment to outline high level estimated costs (both DCC and non-DCC) and proposed funding sources for servicing requirements (e.g., transportation and utility improvements, parks) needed to support build out of the CCAP;
 - Updated Urban Design and Development Permit Area guidelines to achieve City Centre design objectives as may be determined necessary through the CCAP update; and

October 30, 2017

Conclusion: cont'd/

- Updated Streetscape Guidelines to identify specific streetscape designs, materials, street trees, or lighting types to enhance the unique character of / within City Centre.

The project is proposed to be undertaken over one year and involve extensive digital public consultation alongside Community Information Sessions.



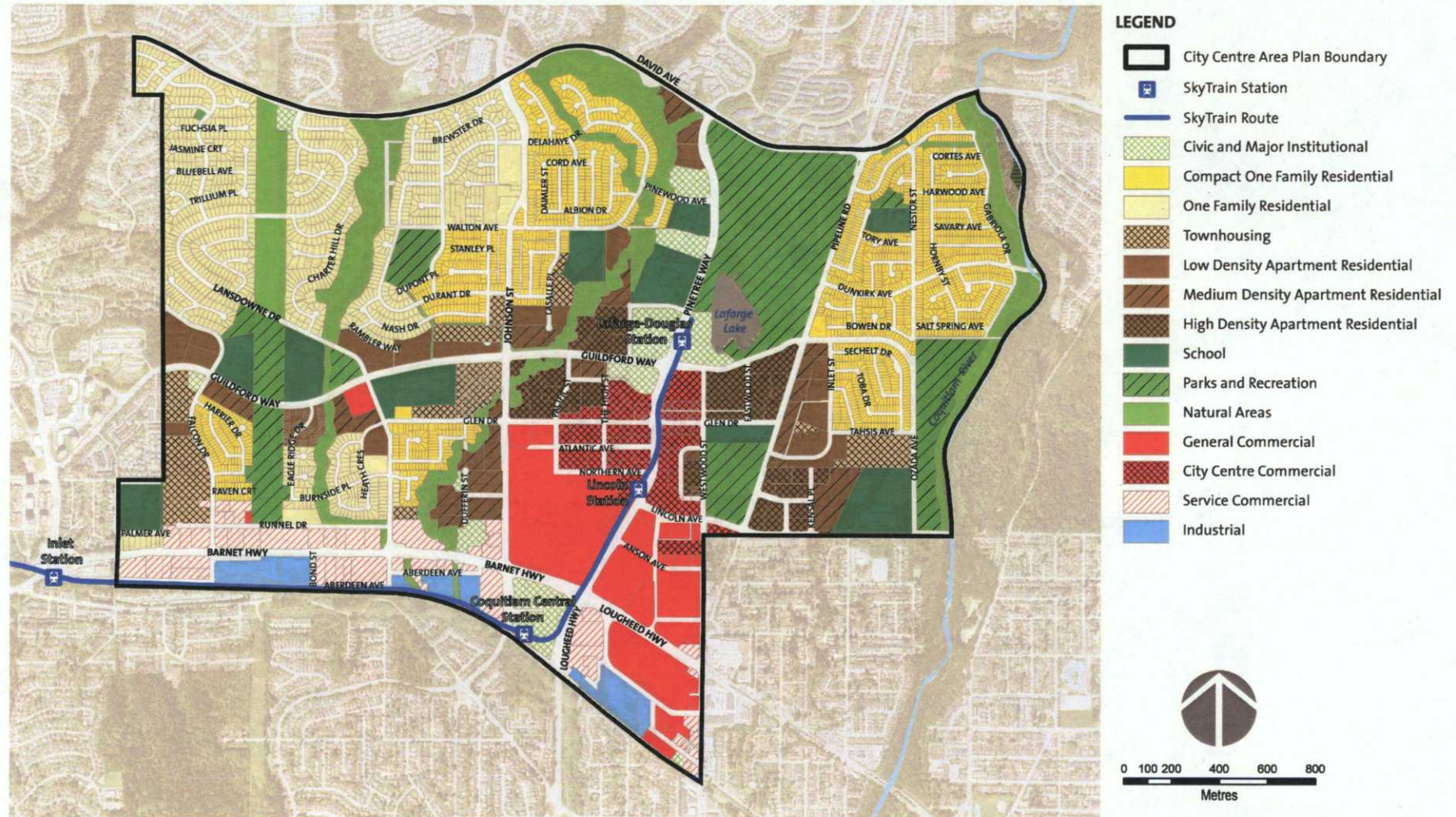
J.L. McIntyre, MCIP, RPP

Attachments:

1. City Centre Area Plan OCP Land Use Designation Map (Doc# 2737281)
2. City Centre Census 2016 Summary Data (Doc# 2737339)
3. Focus of City Centre Area Plan Update (TDS Areas) (Doc# 2737225)
4. Proposed Consultation and Engagement Strategy (Doc# 2736715)

This report was prepared by Dear Bhokanandh, Community Planner and reviewed by Steve Gauley, Senior Planner, Andrew Merrill, Manager, Community Planning and Kathleen Vincent, Manager, Corporate Communications.

City Centre Area Plan – OCP Land Use Designation Map



City Centre Area Plan – Census 2016 Summary Data

The data below summarizes the Census 2016 information released to date.

Population change 1981 - 2016

Census Year	City Centre Area Plan		Coquitlam City	
	Census Population	% Change from Previous	Census Population	% Change from Previous
2016	31,380	15%	139,285	9.8%
2011	27,215	12%	126,840	10.7%
2006	24,270	2%	114,589	1.5%
2001	23,895	9%	112,890	10.9%
1996	21,898	29%	101,820	21.2%
1991	17,023	56%	84,021	21.3%
1986	10,890	115%	69,291	13.4%
1981	5,061		61,077	

2016 Population by Age Group

	City Centre Area Plan	City of Coquitlam
Population total	31,380	139,285
19 yrs & under	6,590	31,310
20-39 yrs	8,295	36,265
40-64 yrs	11,445	52,320
65 yrs & over	5,050	19,380

2016 Dwelling Type & Average Household Size

	City Centre Area Plan	City of Coquitlam
Total private dwellings	12,840	51,325
Single-detached house	2,910	19,785
Semi-detached house	95	1,595
Row house/duplex	2,230	19,870
Apt < 5 storeys	3,770	11,380
Apt > 5 storeys	3,830	5,915
Other single attached	5	15
Average household size	2.4	2.7

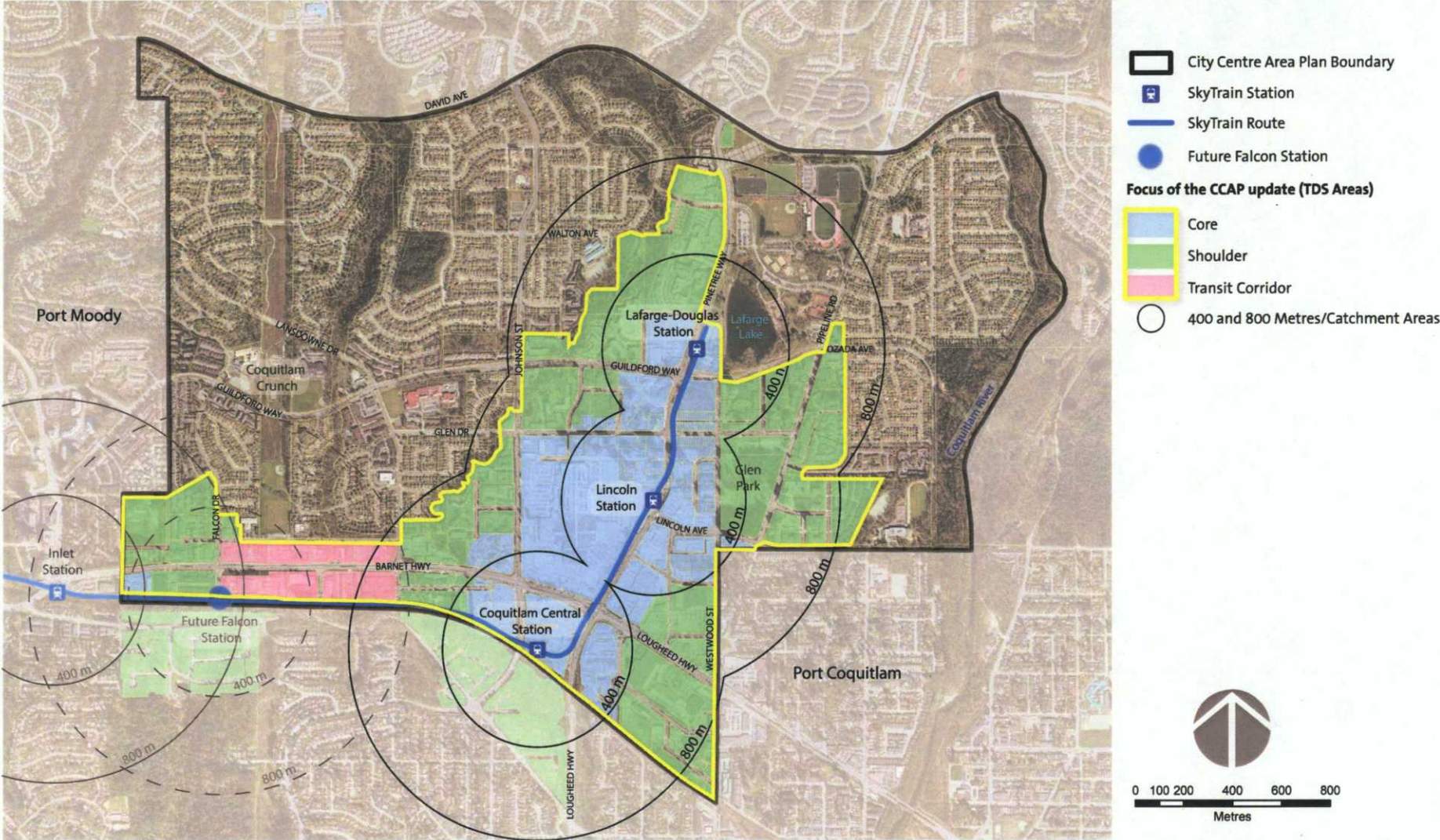
2016 Top Five Languages Spoken at Home (Single Responses¹)

	City Centre Area Plan			City of Coquitlam		
	Population	% Total Population	% Single Responses	Population	% Total Population	% Single Responses
Total Single Responses	30,225	96.8%		133,980	96.9%	
English	13,920	44.6%	46.1%	69,830	50.5%	52.1%
Chinese languages ²	6,470	20.7%	21.4%	23,745	17.2%	17.7%
Persian (Farsi)	2,710	8.70%	9.0%	7,050	5.1%	5.3%
Korean	2,005	6.4%	6.6%	8,565	6.2%	6.4%
Tagalog (Philipino)	610	2.0%	2.0%	2,705	2.0%	2.0%

1. One language spoken at home

2. Includes Mandarin, Cantonese, Min Nan, Wu, Hakka and other non-specified Chinese languages

Focus of the City Centre Area Plan Update [Transit-Oriented Development Strategy (TDS) Areas]



City Centre Area Plan Update

Proposed Public & Stakeholder Engagement Strategy

Key elements of the proposed engagement strategy are summarized below:

- Digital consultation to offer public opportunity to comment online, including the use of the City's online survey platform, Viewpoint (e.g. to provide input on the draft Plan). The City's social media platforms (e.g. Twitter, Facebook, YouTube, Instagram) may also be used to further engage the public (e.g. an online discussion on City Centre's strengths and opportunities);
- Electronic and print media to provide public access to project information and notify opportunities for involvement. This may include mail outs, newspaper advertisements, newsletters, a project webpage, social media, and email updates;
- Community Information Sessions will be held (one in each phase) as open house style events with panel displays and staff available to answer questions and discuss feedback;
- A CCAP pop-up kiosk will be set up at central locations in City Centre and as part of other City events, where appropriate (e.g. a CCAP information booth at the Canada Day; celebration) to further raise awareness and gather feedback at key points of the process;
- Council Advisory Committees will be consulted at key points throughout the process, including:
 - The Economic Development Advisory Committee;
 - The Sustainability and Environmental Advisory Committee;
 - The Multiculturalism Advisory Committee; and
 - The Universal Access-Ability Advisory Committee.
- Neighbouring municipalities which border City Centre, Port Moody and Port Coquitlam, will be informed and consulted at key milestones in the process;
- External stakeholders representing a broad range of interests in City Centre will be consulted. Documents or key outputs will be referred to community groups, business interests, and agencies for review and comment at critical points through the process.
 - TransLink
 - School District No. 43 Board
 - Douglas College Administration
 - Douglas College Students Union
 - Coquitlam Youth Council
 - Tri-Cities Chamber of Commerce
 - Urban Development Institute (UDI)

- Eagle Ridge Residents' Association
- Coquitlam Town Centre Community Association
- Glen Pine 50+ Society
- Tri-Cities Homelessness and Housing Task Group
- Fraser Health – Healthy Built Environment Program
- Coquitlam Public Library
- Metro Vancouver
- Coquitlam River Watershed Roundtable
- Coquitlam River Watershed Roundtable



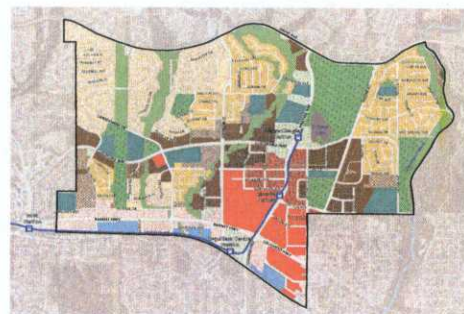
City of Coquitlam
**City Centre Area Plan Update:
Draft Scope & Process**

November 6, 2017
Council-in-Committee
Document #: 2737892

CityofCoquitlam Coquitlam

City Centre Area Plan (2002)

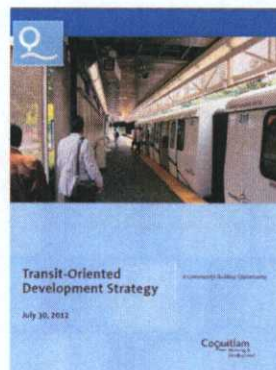
- Last updated in 2008
- Plan Direction:
 1. City Centre as a mixed use downtown
 2. Range of housing choices
 3. An open and green place
 4. High quality urban environment
 5. Culture of walking, cycling & transit use
 6. An identifiable place
 7. Encourage social supports
 8. A regional destination with a unique experience
 9. Coordinate development



CityofCoquitlam Coquitlam

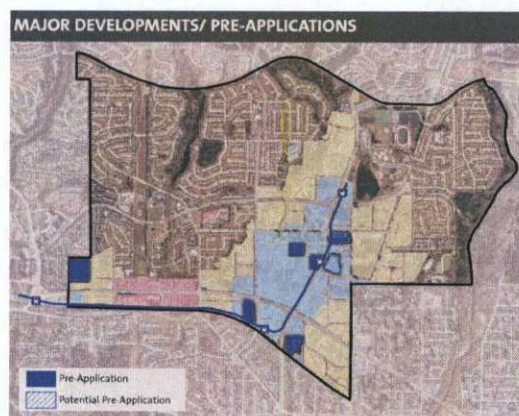
Transit Oriented Development Strategy (2012)

- Key Objective:
 - Create higher density, mixed-use and pedestrian friendly development near rapid transit
- An interim strategy to evaluate development prior to updated local area planning



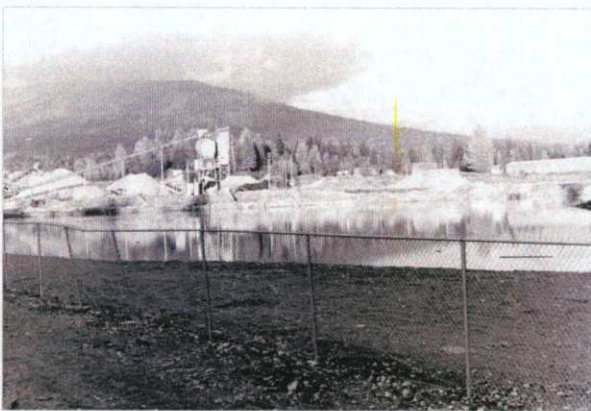
Transit-Oriented Development Application Team (TODAT)

- Process development applications in City Centre
- TODAT & CCAP coordination





Lafarge Lake (1978)



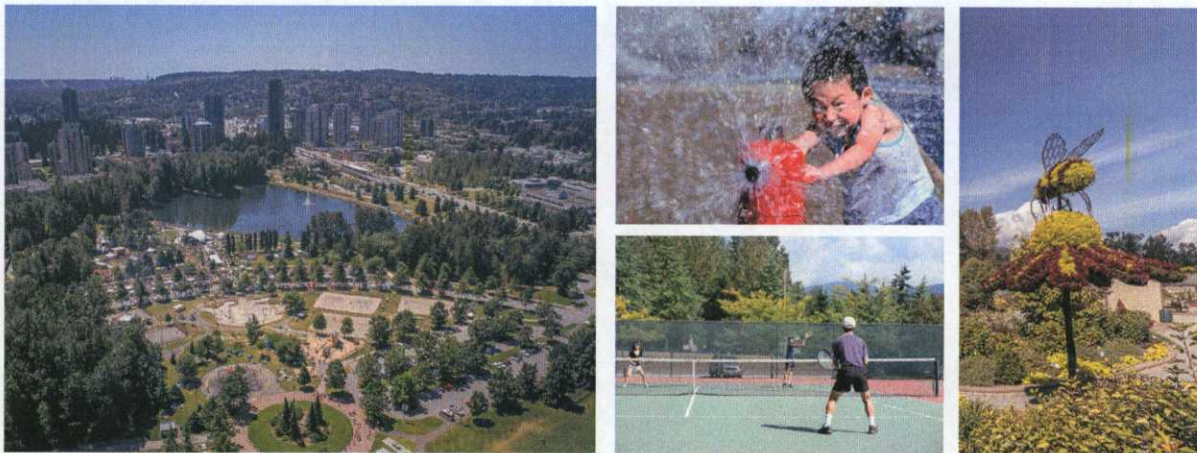
Coquitlam Centre (1979)



    CityofCoquitlam

Coquitlam

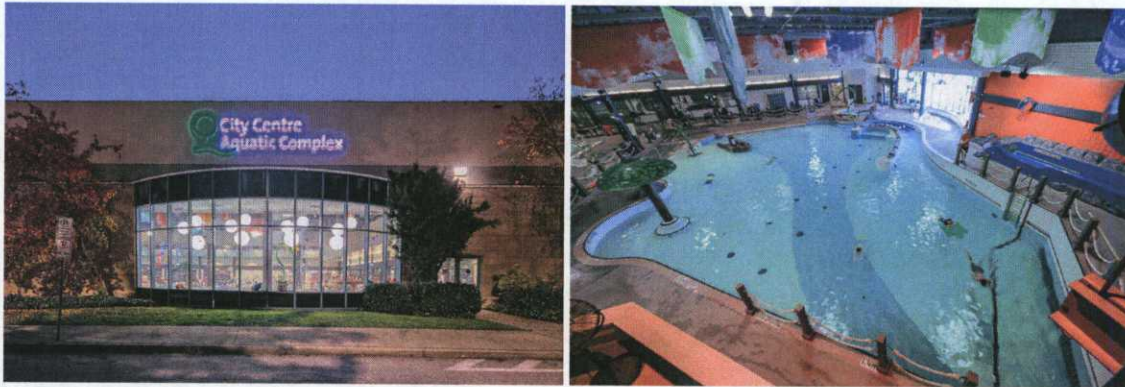
Town Centre Park (1989)



    CityofCoquitlam

Coquitlam

City Centre Aquatic Centre (1993)



    CityofCoquitlam

Coquitlam

Evergreen Cultural Centre (1996)



You are cordially invited to our
OFFICIAL OPENING
at 11:00 am
and
OPEN HOUSE
from 11:30 a.m. to 5:30 pm
This Saturday, October 26, 1996

11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM

Evergreen Cultural Centre
1205 Pinetree Way
Coquitlam
Call 927-6590

    CityofCoquitlam

Coquitlam

Douglas College David Lam Campus (1996)



    CityofCoquitlam

Coquitlam

New City Hall (1998)



    CityofCoquitlam

Coquitlam

The High St / Glen Dr (2000s)



    CityofCoquitlam

Coquitlam

Glen Pine (2008) & Spirit Square (2010)




    CityofCoquitlam

Coquitlam

Town Centre Park Plaza (2016)



    CityofCoquitlam

Coquitlam

Millennium Line Evergreen Extension (2016)

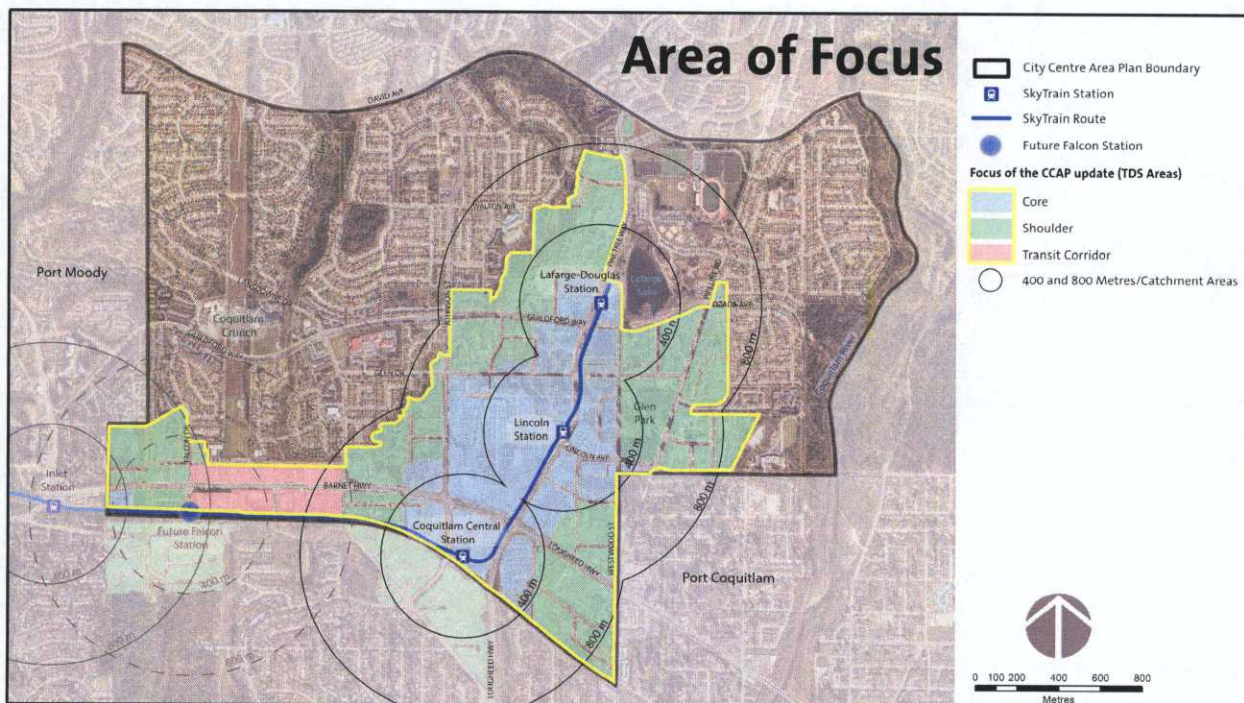


    CityofCoquitlam

Coquitlam

Focus of the CCAP Update

- 25-year planning horizon
- Solidify City Centre’s identity as a regional centre & downtown
- TDS Core, Shoulder, & Transit Corridor including four corners at Guildford Way and Pinetree Way)
- Extensive digital consultation + conventional engagement



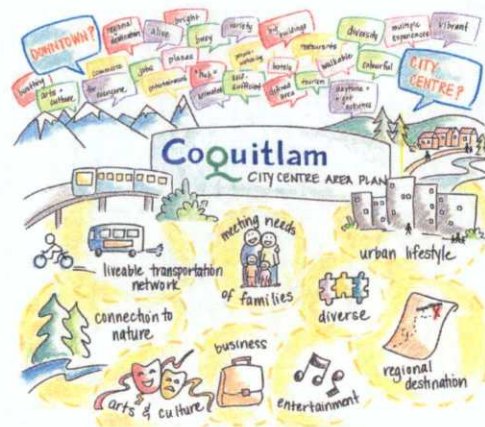
Scope of Work

- Update land uses & policies
- Renew identity
- Prepare urban design framework
- Incentives for employment
- Establish finer street grid & smaller blocks
- Assess the role of Barnet corridor
- Public open space network
- Explore funding strategies for Falcon Station
- Plan for public utilities & amenities



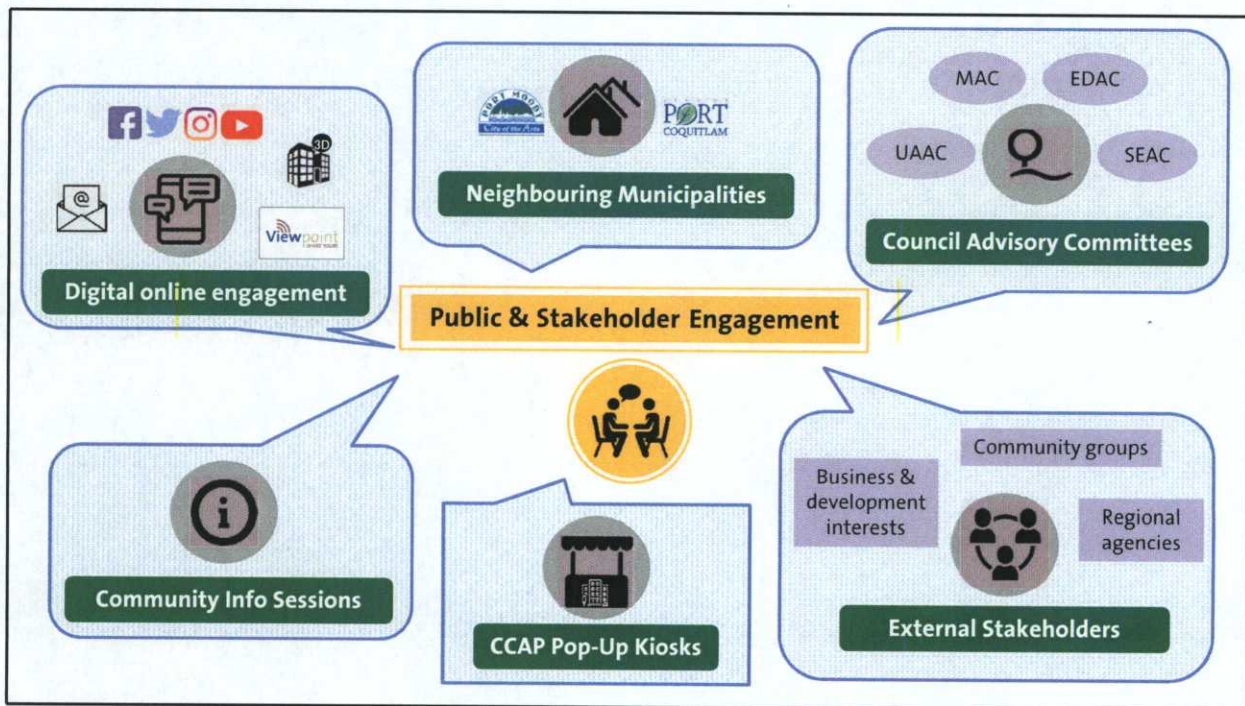
Phase 1: Re-Discovering City Centre

- Consultation on City Centre's identity
- Explore opportunities (e.g. Hotel)
- Background research
- Technical studies and data analysis
- Investigate strategies for Falcon Station
- Updated Vision and Goals



Phase 2: Shaping the Future of City Centre

- Update land use concept & accompanying policies
- Four corners direction
- Urban design framework
- Multimodal street network
- Public open space network
- Employment incentives
- Feedback on draft Plan



Phasing & Timeline



Why this Approach?

- Focus on TDS areas and four corners
- Lessons learned from BLNP process
- Reach broader community through digitally-based public consultation
- Coordination with TODAT



Conclusions/Outcomes

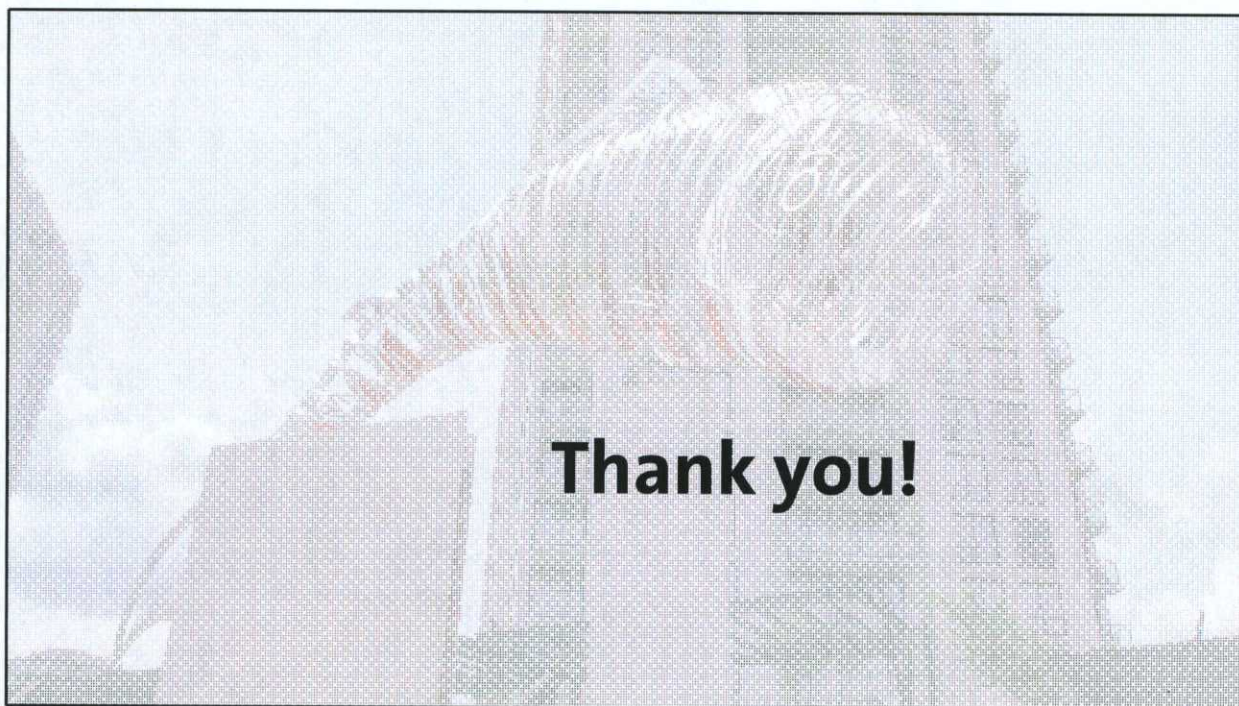
- Updated land uses and policies for City Centre focus areas
- Policies to guide the growth of employment & job spaces in City Centre
- An Implementation Strategy, including:
 - A Servicing Assessment
 - Updated Urban Design and Development Permit Area Guidelines
 - Updated Streetscape Guidelines



Next Steps

- Staff to refine Scope and Process and present to Council for consideration of endorsement before the end of 2017





CityofCoquitlam

Coquitlam

