

October 23, 2015
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To: City Manager
From: General Manager Strategic Initiatives
Subject: **Public Input on the Partington Creek Neighbourhood Centre Master Plan Concept**
For: **Council-in-Committee**

Recommendation:

That the Committee receive the report of the General Manager Strategic Initiatives dated October 23, 2015 titled "Public Input on the Partington Creek Neighbourhood Centre Master Plan Concept" for information.

Report Purpose:

This report presents the public input on the Partington Creek Neighbourhood Centre Master Plan concept (referred to in this report as the PCNC Master Plan).

Strategic Goal:

Preparation of the PCNC Master Plan supports several major strategic goals, including strengthening neighbourhoods, expanding local jobs and prosperity, and enhancing the sustainability of City services and infrastructure.

Background:

The Partington Creek Neighbourhood Plan was adopted by Council as an Official Community Plan (OCP) amendment in July 2013. One of the policies in the Partington Creek Neighbourhood Plan is to create a comprehensively planned compact mixed-use Neighbourhood Centre located in the Partington Creek Neighbourhood that serves all of Northeast Coquitlam.

The City has been working on the PCNC Master Plan with a multi-disciplinary team of highly experienced consultants over the past 18 months. Through this process, the location, size and configuration of the Neighbourhood Centre has changed from what is shown in the current Partington Creek Neighbourhood Plan, these changes are based on extensive technical analysis of grades, road alignments, parcel layouts and other factors. The PCNC Master Plan area has been revised and now covers 15.8 acres (39 acres) of land, nearly all of which is owned by the City. Prior to refining the area of the PCNC Master Plan and preparing detailed design guidelines, a servicing plan and a development strategy for the PCNC Master Plan, Council directed that the PCNC Master Plan concept be shared with the public to obtain input.



The process undertaken by staff to obtain public input included:

- A Community Information Session held on Saturday, September 19, 2015 from 11:00 am to 4:00 pm at the new Burke Mountain Fire Hall. The session was attended by an estimated 150 members of the public. While there were two other plans also presented at the session (Future Use for City-Owned Lands in Smiling Creek and Design of Princeton Park) staff's observation was that virtually everyone in attendance took time to view the PCNC Master Plan and asked questions of the staff and consultants in attendance. In addition to the display material at the session, there was also a handout that answered some of the most common questions that staff believed would be asked by the public (Attachment 1).
- A written comment form that members of the public could complete and leave at the session or take away and complete later, with a deadline of September 30, 2015 for submission to the City (Attachment 2). A total of 38 comment forms and two emails with comments were received. Copies of the completed forms and the emails are in a binder in the Council office.
- Posting of the material presented at the September 19, 2015 session on the City's website, along with background documents, for those unable to attend. This included the opportunity to complete and submit the comment form.

Discussion:

The following is a summary of the input received for each of the four topics covered in the comment form and staff's response to the comments.

1. *Types of Businesses and Services Desired in Neighbourhood Centre*

The most commonly mentioned businesses and services included:

- Grocery store
- Bakery
- Childcare
- Coffee shop
- Pub
- Restaurants
- Financial institution
- Pharmacy
- Fresh produce store
- Liquor store
- Personal services (e.g. hair salon, dry cleaner)
- Medical offices
- Fitness facility (e.g. yoga studio)

Staff Response

The input received shows a strong desire by residents to create a Neighbourhood Centre that serves many of the daily convenience shopping and social needs of residents. All of the above suggested uses can be accommodated within the commercial floorspace planned for the Neighbourhood Centre. They are in line with the findings and recommendations of the commercial real estate market consultants retained by the City to advise on the types of uses most likely to be supported over time in the centre as the residential population in both the Neighbourhood Centre and the surrounding area grows. Staff appreciate that there is particular interest by residents in having a grocery store in an early phase of development of the centre and are exploring options for how that might possibly be achieved.

2. Types of events, activities and features desired in the Central Plaza and along Princeton Avenue

The most commonly mentioned events, activities and features included:

- Children's events
- Family events
- Music concerts
- Outdoor movies
- Holiday events (e.g. Christmas, Halloween)
- Farmers market
- Art displays
- Cultural events

Staff Response

The PCNC Master Plan places the central plaza adjacent to Princeton Avenue and is designed to allow part of Princeton Avenue to be closed for special events which require more space. A variety of programming and public space options were mentioned for both the future central plaza and Princeton Avenue. These will be considered and developed in the future with additional public input as part of the detailed planning of public spaces.

3. Aspects of the PCNC Master Plan Particularly Liked or Disliked

The overall response to this question revealed that most people liked the plan, with not many dislikes. The most commonly mentioned likes and dislikes included:

Likes:

- Amount of open space
- Walkability
- Central plaza
- Seating steps
- Amount of parking
- Views

Dislikes:

- Potential for buildings higher than four storeys
- Too dense
- Not enough tree retention/destruction of natural habitat
- Not enough parking

Staff Response

The PCNC Master Plan has been designed to allow some flexibility in housing forms to respond to changing market needs over time. The majority of buildings are anticipated to be in the four to six-storey range, but there are several parcels at the north end of the Neighbourhood Centre adjacent to David Avenue that could accommodate buildings up to ten storeys if there is interest from developers in this building form. If there is not, the buildings on these parcels would most likely also be in the four to six-storey range. The planned density in the PCNC Master Plan is in line with what is envisioned in the Partington Creek Neighbourhood Plan. All environmentally sensitive areas will be protected, including the headwaters of a small watercourse that begins south of the location of the planned civic use complex. There is also strong emphasis on creating green spaces (e.g. the park area south of the central plaza) and in the planting of trees and other greenery along the streets and in other public and private spaces. Extensive analysis has been undertaken on how to maximize the amount of parking available in the centre, especially for the commercial component. The amount of commercial parking that can be provided in the centre exceeds the City's zoning bylaw standards and will be a combination of both surface and structured parking (i.e. under buildings).

4. Other Comments

The other most common comments included:

- Civic use building should include library, pool, fitness facility
- PCNC Master Plan must take into consideration the bears in the area
- Need for public transit
- Development of the PCNC Master Plan to begin soon and include amenities

Staff Response

As noted in the handout at the session, further details on the amenities proposed to be provided in the PCNC Master Plan, including a civic use building, will be determined through further community consultation as development proceeds within the Partington Creek Neighbourhood Centre and surrounding areas. The PCNC Master Plan will be designed to take into consideration Coquitlam's Bear Aware Program, which applies to all development in the area. The City continues to explore opportunities to attract a high level of transit service to the area and the PCNC Master Plan has been designed to take into consideration the possibility of a bus service in the future. The timing, phasing and parcelization of development is currently being examined by City staff and the consulting team. City Council will ultimately decide on the timing of delivery of amenities based on need, finances and other factors.

Financial Implications:

There are no financial implications associated with this report.

Conclusion:

City staff and the consulting team are currently working on the following key implementation steps for the PCNC Master Plan:

- Land use policy guidelines (e.g. densities, building forms)
- Detailed design guidelines, including building, landscape and streetscape
- Phasing plan options
- Parcelization options
- Development financial pro formas

The PCNC Master Plan is anticipated to be completed by mid-2016, at which time Council will consider adopting it as part of the City's Official Community Plan.



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Attachments:

1. Partington Creek Neighbourhood Centre Master Plan - Information Handout
2. Partington Creek Neighbourhood Centre Comment Form

This report was prepared by Heather Clark, Manager Lands and Properties.

CITY OF COQUITLAM COMMUNITY INFORMATION SESSION

PARTINGTON CREEK NEIGHBOURHOOD CENTRE MASTER PLAN

What is the purpose of this information session?

City Council adopted the Partington Creek Neighbourhood Plan in July, 2013. One of the policies in the Neighbourhood Plan is to create a comprehensively planned, compact, mixed-use Neighbourhood Centre serving not only the Partington Creek Neighbourhood but all of Northeast Coquitlam. The City has been working on the Master Plan for the centre over the past 18 months and the plan is now at point in its development where Council wishes to share it with the public and obtain input as work begins on the plan's design and servicing details.

This information session is an opportunity to view the highlights of the Master Plan concept, discuss it with City staff and the consulting team working on the plan and provide your input through a written comment sheet.

What is the Master Plan about?

The plan covers 15.8 hectares (39.0 acres) of land in the centre of the Partington Creek Neighbourhood. Nearly all of the land in the Neighbourhood Centre is owned by the City.

The Neighbourhood Centre is envisioned to include a range of residential, commercial, and civic uses that help create a vibrant village atmosphere, with opportunities for shopping, employment and social interaction. The Master Plan will help ensure that this vision is fully achieved.

When will development of the Neighbourhood Centre begin and how long will it take to complete?

The start of development of the Neighbourhood Centre will be determined by Council based on a number of factors, such as market conditions, servicing costs and a phasing plan. Council will decide when development should start and which parcels of land will be part of the initial phases of development.

What is planned for the civic amenities that are shown in the Master Plan and when will they be built?

The planned civic amenities will include a community recreation centre and central outdoor urban plaza and park space. Collectively, these amenities will become the heart of the community, providing recreational, cultural and social opportunities for residents. They will be connected to the community and other recreational amenities within the neighbourhood through walking trails and will be easily accessible by various modes of transportation. Further details on the amenities will be determined through consultation and input from the community as part of the regular planning processes for these specific sites and facilities. They will be developed in conjunction with the growth of the Neighbourhood Centre and surrounding area.

When will the retail be built, especially the grocery store?

A retail strategy will be prepared as part of the Master Plan to help answer this question. It is recognized that there is a strong desire by Northeast Coquitlam residents to have more shopping available locally, including a full service grocery store. The retail strategy will identify ways in which the City might make some of the retail part of the initial phases of development in the Neighbourhood Centre. As there is more development in the Neighbourhood Centre and more residents living both in the centre and surrounding neighbourhoods, more retail may be added based on market demand.

How many housing units will be built in the Neighbourhood Centre and how many people will live there?

The Master Plan accommodates a variety of multi-family housing forms, including townhouses, stacked townhouses, low and possibly mid-rise apartment buildings, and apartment units over street-level commercial and potentially over civic facilities. The Master Plan provides some flexibility in both the number and type of housing units that will be developed in order to respond to market conditions over time, as well as to encourage innovative housing designs and forms. It is estimated that the Neighbourhood Centre might accommodate somewhere in the range of 1,200 to 2,000 housing units, with an estimated population of 2,500 to 4,000.



How will all the traffic generated by the Neighbourhood Centre be managed?

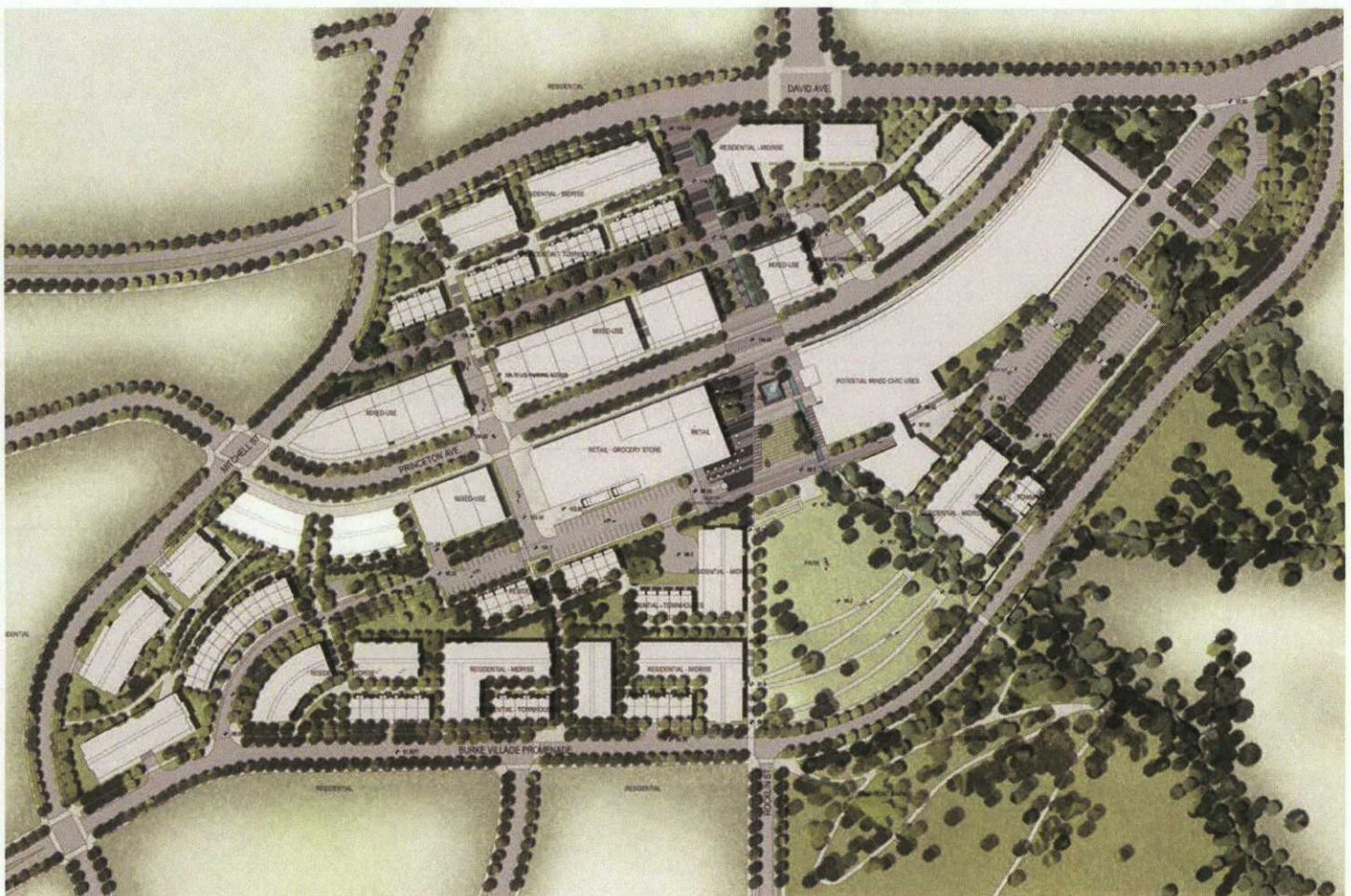
A number of new roads will be constructed as development of the Neighbourhood Centre occurs in phases. This includes the extension of David Avenue, Princeton Street and Burke Village Promenade eastward and the extension of Mitchell Street and Rocklin Street northward. In addition to accommodating motor vehicle traffic, the Neighbourhood Centre is designed to encourage walking and cycling. All the residential buildings will be required to provide on-site parking in accordance with the City's Parking Bylaw. In addition, parking for the non-residential uses is planned to be accommodated through on-street parking and a mix of shared off-street surface and structured parking.

What happens with the input that the public provides on this plan?

City staff will be reviewing all the input received and preparing a report to Council. The report is expected to go to a Council meeting in late 2015.

When will the Master Plan be completed?

The Master Plan is anticipated to be completed in mid-2016, at which time Council will consider adopting it as part of the City's Official Community Plan. This process will include a Public Hearing at which any member of the public may appear before Council or make a written submission expressing their views on the Master Plan. Notice of the date and time of the Public Hearing will be advertised in the local newspaper, as well as through social media and the City's website.



PARTINGTON CREEK NEIGHBOURHOOD CENTRE

COMMUNITY INFORMATION SESSION COMMENT FORM

Thank you for attending the information session. It is important that we receive your feedback as part of this process. Please fill out this comment form and leave it in any of the boxes provided.

Name (required): _____

Address (required): _____

Phone (optional): _____

Email (optional): _____

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1 Are there particular types of business and services that you would like to see located in the Partington Creek Neighbourhood Centre? If so, what are they?

2 Are there particular types of events, activities and features that you would like to see in the Central Plaza and along Princeton Avenue? If so, what are they?

3 Are there aspects of the draft Master Plan that you particularly like or dislike? Please tell us which ones and why.

4 Do you have any other comments?

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If you are unable to fill out this form at this time, please bring it home with you and send the completed form, no later than September 30, 2015 to: City of Coquitlam, 3000 Guildford Way, Coquitlam, B.C. V3B 7N2 or email: landsales@coquitlam.ca or fax: 604-927-3015.

Please note that personal information contained in your response is collected under the authority of the Freedom of Information and Protection of Privacy Act (FIPPA) and will only be used for the purposes of evaluating this proposal/project. Please note that your response will be treated as public information and may be posted on the City website as part of a Council agenda. Questions about the collection of your personal information may be referred to Ms. Heather Clark, Manager Lands & Properties at 604-927-3674, City Hall, 3000 Guildford Way, Coquitlam, B.C., V3B 7N2.