

TO: CITY MANAGER 1999 June 17

FROM: DIRECTOR PLANNING AND BUILDING Our File: 1.226.1

SUBJECT: NORTHEAST COQUITLAM OFFICIAL COMMUNITY PLAN

PURPOSE: To provide comment on the City of Coquitlam's Official Community Plan for the Northeast Area.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the City Clerk, City of Coquitlam, 3000 Guildford Way, Coquitlam, BC V3B 7N2

REPORT

1.0 BACKGROUND

Appearing as correspondence on the Council agenda for the regular meeting of 1999 June 21 is a letter from the General Manager, Planning and Development for the City of Coquitlam seeking comment on Coquitlam's Bylaw No. 3247 - Northeast Coquitlam Official Community Plan. The request for comment is being made in accordance with Section 882(3) of the Municipal Act which requires that an Official Community Plan (OCP) be referred to adjacent municipalities for comment. This report responds to Coquitlam's referral.

2.0 THE PLAN

On 1999 May 31, Coquitlam City Council gave first reading to a bylaw for the Northeast Area Official Community Plan and endorsed its circulation for comments from adjacent municipalities.

The Northeast Coquitlam OCP refers to one of five areas in Coquitlam, each having its own Official Community Plan. The area is located east of the Coquitlam River, north of the City of Port Coquitlam and west of the Pitt River and encompasses approximately 13,400 acres (see *attached* map). It is characterized by a predominantly rural and semi-rural development patten and by the vast tracts of forest on Burke Mountain, and protected areas such as Minekhada Regional Park, Widgeon Marsh Reserve and Addington Point Park Reserve. As part of the Region's Growth Concentration Area, Coquitlam and Northeast Coquitlam in particular, contains a significant land base outside of the identified protected and environmentally sensitive areas which can be contemplated for urban development.

The overall goal of the plan is to provide a framework which balances the need of a rapidly growing urban population with the need for protection and enhancement of areas of high environmental sensitivity. The plan provides a development framework that envisions a community based upon the principles of a sustainable community. The policies of the plan reflect a departure from many of the characteristics of the post World War II suburbs and seeks to provide a complete community that is compact, more transit supportive and economical to service. A major component of the overall development concept includes a village centre which serves as a focal point for the area's employment, shopping, educational, leisure and social uses. The plan concentrates residential land use within a ten minute walk of the village centre. The village is also envisioned as the hub of future direct and frequent transit service from the Northeast Coquitlam area to proposed rapid transit in the Coquitlam Regional Town Centre.

Plan policies identify key character and design principles for future neighbourhoods and seek to ensure that community amenities such as transit, bike routes, neighbourhood parks and schools are provided closer to more compact residential areas. Plan policies also aim to encourage local employment opportunities within the proposal commercial and institutional land uses and more home-based employment opportunities. Areas of environmental sensitivity such as fish and wildlife habitat or corridors are designated as Environmentally Sensitive Areas and are included in Development Permit Areas for special control to accommodate environmental protection.

The plan envisions a population growth from 3,700 people (1996 Census) to about 24,000 people in 7,500 dwelling units at full development. The implementation of the plan will be phased over a 20 year period, with development occurring on the initiative of property owners and as needed infrastructure improvements can be provided.

3.0 RELATIONSHIP TO BURNABY


Coquitlam's Northeast OCP provides an innovative, comprehensive and well-guided approach to development of this area which is one of the few largely undeveloped areas in the Region's Growth Concentration Area. It contains policies supportive of regional objectives such as protecting the green zone, building a complete community through the development of a village centre, achieving a compact metropolitan region by providing for a diverse range of more compact housing types and increasing transportation choice by focussing on a multi-modal transportation system and the development of a compact transit oriented community with good links to the regional rapid transit system. The goals and policies contained within Coquitlam's Northeast OCP will not conflict with policies and goals contained within Burnaby's OCP.

Member municipalities of the GVRD are required to submit a Regional Context Statement to the GVRD Board to demonstrate consistency between an OCP and the Livable Region Strategic Plan. The GVRD will review the Regional Context Statement as to its conformity with the Regional Plan.

4.0 CONCLUSION

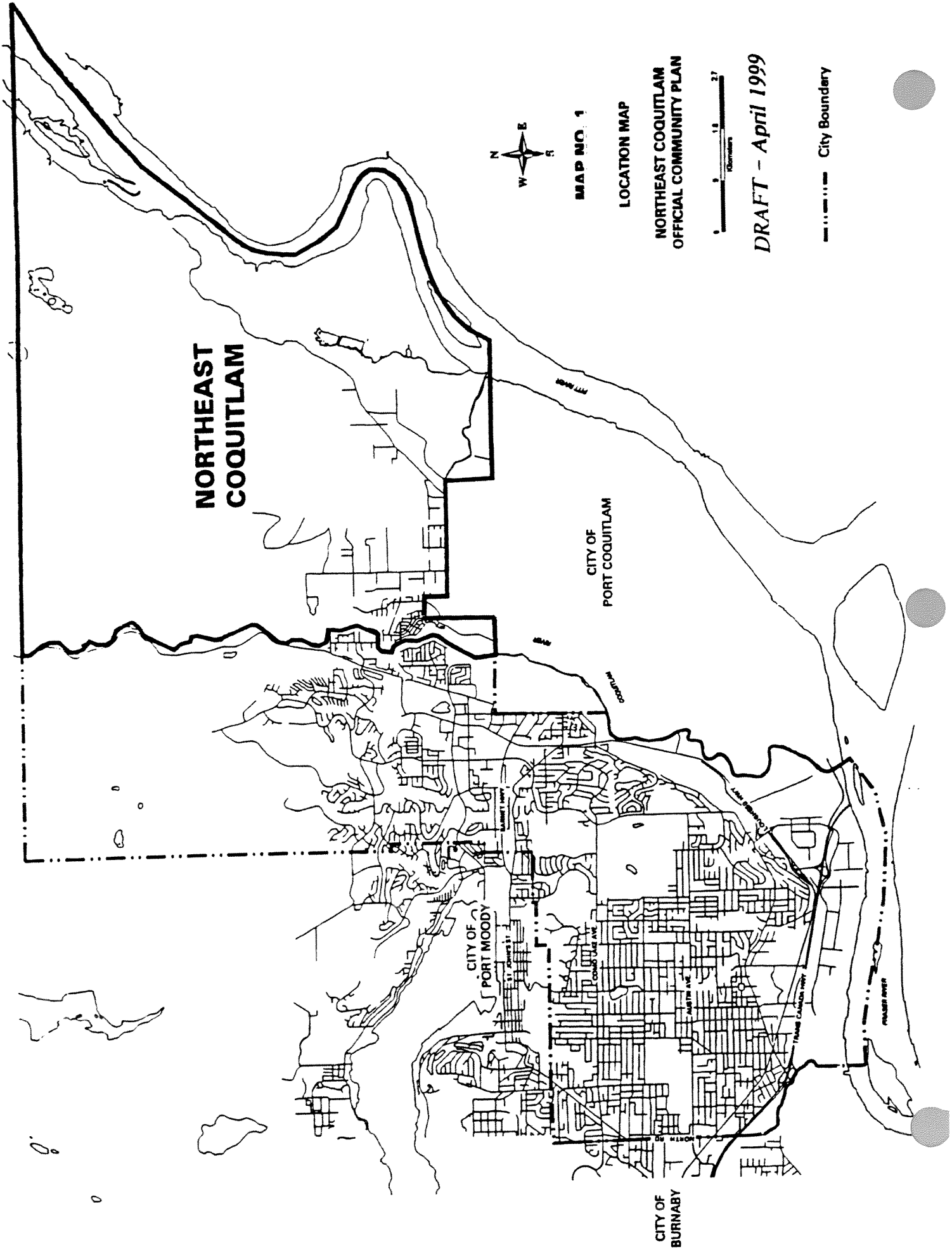
To meet the requirements of the Municipal Act, the City of Coquitlam is required to solicit comments on its proposed OCP from adjacent municipalities. A review of the proposed OCP reveals no conflicts with the policies and goals contained in Burnaby's OCP.

It is recommended that a copy of this report be forwarded to the City of Coquitlam.


D.G. Stenson, Director
PLANNING AND BUILDING

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Attached



**NORTHEAST
COQUITLAM**

MAP NO. 1

LOCATION MAP

**NORTHEAST COQUITLAM
OFFICIAL COMMUNITY PLAN**

DRAFT - April 1999

--- City Boundary