

**TO:** CITY MANAGER 2000 JUNE 14  
**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 Northeast Coquitlam.

---

**RECOMMENDATION:**

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

**REPORT**

**1.0 BACKGROUND**

Appearing as correspondence on the Council agenda for the regular meeting of 2000 June 12 was a letter from the Deputy City Clerk for the City of Coquitlam seeking comment on Coquitlam's Bylaw No. 3368, 2000 - the Northeast Coquitlam Official Community Plan. The request for comment is being made in accordance with Section 882 (3) (d) 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 2000 May 29, Coquitlam City Council gave first reading to Bylaw 3368, 2000 - Northeast Coquitlam Official Community Plan. A Public Hearing on the Bylaw has been scheduled for 2000 June 28.

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 *Attachment 1*). It is characterized by a predominantly rural and semi-rural development pattern and by vast tracts of forested park area. As part of the Region's Growth Concentration Area, Coquitlam and Northeast Coquitlam in particular, contains a significant land base outside of identified protected and environmentally sensitive areas which can be contemplated for urban development.

A previous version of the plan (City of Coquitlam Bylaw 3247) was referred to and received comments from Burnaby City Council in 1999 June. Bylaw 3247 was subsequently defeated by Coquitlam City Council last year. Since that time, amendments have been made to the plan. These include a reference to the need for inter-municipal cooperation between the Cities of Coquitlam and Port Coquitlam in relation to transportation linkages and the inclusion of the plan's Regional Context Statement in the Bylaw section of the plan.

The overall goal of the plan is to provide a framework which balances the need to accommodate expected population growth with the need for protection and enhancement of the area's natural diversity. 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 post-war 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 northeast Coquitlam to proposed rapid transit in the Coquitlam Regional Town Centre. The plan envisions population growth from 3,700 people (1996 Census) to about 24,000 people in 7,500 dwelling units at full development.

### **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 higher density housing types and increasing transportation choice by focussing on a multi-modal transportation system with good links to regional rapid transit. The goals and the policies contained within the Northeast Coquitlam OCP will not conflict with the policies and goals contained within Burnaby's OCP.

Member municipalities of the GVRD are required to submit a Regional Context Statement to the GVRD 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.

  
MM\sla

Attachment

C:\DOCS\Margie\northeast.coq.ocp.wpd

  
 D.G. Stenson, Director  
PLANNING AND BUILDING

