

City of Coquitlam

Upper Hyde Creek Village Neighbourhood Plan

Section 11.2

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UPPER HYDE CREEK VILLAGE NEIGHBOURHOOD PLAN

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1. OVERVIEW

1.1 Planning Framework for Managing Change

The Upper Hyde Creek Village Neighbourhood is located along the eastern flank of Hyde Creek, and is bounded to the east and south by the two major roads (Coast Meridian Road and David Avenue) in Northeast Coquitlam. The neighbourhood is among the first in Northeast Coquitlam to be planned, serviced and accessed from the City's Town Centre. It will also be among the first neighbourhoods in the City to be shaped directly by a watershed management plan. As such, the Upper Hyde Creek Village Neighbourhood Plan (UHCVNP) represents a valuable opportunity to promote and incorporate alternative community design strategies so as to set a high standard of urban development on Burke Mountain.

The UHCVNP is a comprehensive land use and servicing plan that will guide the future rezoning and development of lands originally designated 'Neighbourhood D' in the Northeast Coquitlam Area Plan (NECAP Schedule "C"). In the preparation of UHCVNP, particular guidance was provided by the Neighbourhood Plan Policies of NECAP which include land use and community design principles and transportation and circulation guidelines.

1.2 Relationship to the Citywide Official Community Plan (CWOCP) and the Northeast Coquitlam Area Plan (NECAP)

Area and Neighbourhood Plans are an integral part of the CWOCP, which is a legal document with the force and effect of a Bylaw adopted by Council. NECAP provides the land use and policy framework for the Upper Hyde Creek Village Neighbourhood Plan (UHCVNP). While CWOCP - NECAP policies continue to apply throughout the Northeast Coquitlam plan area, the UHCVNP details land use designations and policies at the neighbourhood level. For convenience and ease of use, the UHCVNP cross-references a number of NECAP policies in various sections, however, this does not limit the force and effect of any other NECAP policy that should apply.

Through the neighbourhood planning process, the desire of Glenbrook Street residents to retain the established large estate character of development along the street was identified. As a result, it is necessary to redistribute within the neighbourhood boundaries the dwelling unit targets identified in NECAP, and pursue a refinement of the land use designation of the area located at the northern end of Upper Hyde Creek Village from Suburban Residential to Large Single Family use.

1. OVERVIEW cont'd/

1.3 Relationship to the Hyde Creek Integrated Watershed Management Plan (HCIWMP)

The CWOCP explains the relationship between integrated watershed management plans and neighbourhood plans as follows:

- New neighbourhood plans are to be completed after applicable watershed studies;
- Watershed study results are to be responded to with appropriate land use and development permit area designations in neighbourhood plans; and
- Each new neighbourhood plan must include a stormwater management component.

Accordingly, the UHCVNP has integrated the HCIWMP study results as directed by the CWOCP. Land use designations for Environmentally Sensitive Areas and development permit areas recognize the importance of watercourses as valuable fish and wildlife habitat and integral to Coquitlam's drainage and flood control systems. The stormwater servicing concept plan follows the HCIWMP directions for flood control, stormwater management, water quality control, sediment and erosion control, and maintenance of pre-development flows. In addition, low-impact development measures for reducing effective impervious area in the watershed, as identified in the HCIWMP, are proposed to be implemented throughout the neighbourhood.

Environmental protection policies are outlined in Section 3.1 while Section 4.2.3 addresses stormwater management.

2. VISION

The planning concept for the Upper Hyde Creek Village area is founded on land use and community design principles as well as transportation and circulation guidelines within NECAP (Policies D-1.0 and D-2.0). These principles promote neighbourhood design which integrates natural features and systems to create a sense of place and community that is respectful of its natural environment. The neighbourhood is compact with a mix of land uses, household types and building forms arranged for convenient access by walking, cycling, transit or car. Such a form preserves open space and environmentally sensitive areas. The public realm is treated as a civic space that is friendly to pedestrians, and is integrated as a network of public spaces and facilities, including parks, schools, walkways, natural vistas and corridors, trails and transit stops.

2.1 Planning Principles

In summary, the UHCVNP is based on the following planning principles aimed at creating a complete community:

- a. **To design compact pedestrian-oriented neighbourhoods, providing:**
 - a coherent pattern of streets and uses;
 - improved accessibility, safety and pedestrian comfort; and,
 - slowed vehicular traffic.
- b. **To foster socio-economic and age mixed communities, by providing:**
 - a variety of housing types to meet diverse needs, including age, ability and income; and,
 - services for a diversity of life stages.
- c. **To protect environmental health, through:**
 - protection of environmentally sensitive areas;
 - restoration and enhancement of sensitive habitats; and,
 - stewardship of natural and cultural resources.
- d. **To integrate parks and the natural environment, by:**
 - designing the neighbourhood around primary natural features;
 - locating parks within an average five-minute walking distance of residents;
 - connecting parks and natural areas in a network of civic spaces; and,
 - providing for public enjoyment of the Hyde Creek corridor.
- e. **To situate a combined park and school site such that it provides:**
 - access to households within a five-minute walking distance;
 - opportunities for passive surveillance and for increased safety; and,
 - opportunities for active and passive play and interpretive activities.
- f. **To increase transportation choices, providing:**
 - a connected multi-modal transportation system; and,
 - a network of dedicated pedestrian and cycling routes.

3. LAND USE ELEMENTS

The land use designations outlined in **Schedule A – Land Use Designation** provide a framework for the coordinated and sustainable long-term redevelopment of the Upper Hyde Creek Village area. This Sub-Section describes the land use designations integral to the Plan, identifies their general location and densities, and presents development rationale and policies within the context of the larger neighbourhood.

Descriptions for other land use elements that are not described below are detailed in CWOCPP Chapter 9 – Northeast Coquitlam Area Plan, Part B, Policy A-1.0 titled Land Use Designations.

3.1 ENVIRONMENT

Watercourses and vegetation within the UHCVNP area provide important aquatic and wildlife habitat. Hyde Creek and its tributaries, including the east and west branches of Watkins Creek, are the major salmon bearing watercourses. Riparian corridors associated with these watercourses also have the potential to support blue- and red-listed wildlife species. The Neighbourhood Plan takes an approach to protect and enhance natural habitat that respects the objectives and findings of the HCIWMP, and the sound environmental policies already provided in the NECAP. In this manner, watercourse and environmentally sensitive area protection measures, land use planning, parks and open space designations, and stormwater management strategies have all been designed to respect the aquatic and wildlife values found in this part of the Hyde Creek watershed.

3. LAND USE ELEMENTS cont'd/

3.1 ENVIRONMENT cont'd/

3.1.1 Environmentally Sensitive Areas (ESAs)

The Hyde Creek IWMP included an environmental study, which had as its main focus aquatic life and aquatic habitat. The Northeast Coquitlam Environmental Assessment (Catherine Berris, 1995) provided a more complete examination of ESAs, and provided the foundation for the overall land use plan in NECAP, including the Environmentally Sensitive Area land use designation. This land use designation is carried through on Schedule A of the neighbourhood plan, with two additional locations identified through the more detailed neighbourhood plan environmental study and stream classification work. These additional locations include the areas within the top-of-bank of East Watkins Creek and Watercourse 2 flowing in a southwesterly direction between Highland Avenue to the top of Glenbrook Street. The neighbourhood plan environmental study also concluded that sensitive fish and wildlife habitat, potentially supporting red- and blue-listed species, exists along sections of both Hyde and Watkins Creeks.

Policies

1. Consistent with the Environmentally Sensitive Area (ESA) designations in NECAP, include the areas within the top of bank of East Watkins Creek and Watercourse 2 in the ESA locations shown in Schedule A.
2. The following NECAP policies have particular relevance to ESAs:
 - Watercourse Protection Development Permit Area (Policy A-9.7);
 - Tree Protection and Management (Policy A-9.15).
3. Continue to limit human activity within ESAs to maintain the integrity of the natural environment and preserve their function as wildlife habitat and movement corridors.
4. Continue to transfer ESAs to public ownership through the subdivision and development approval process.
5. Extend the functional benefit of ESAs by locating parks and open spaces contiguously wherever possible and through the use of vegetated riparian setbacks beyond the top of bank of watercourses.

3. LAND USE ELEMENTS cont'd/

3.1 ENVIRONMENT cont'd/

3.1.2 Watercourse Protection

The City employs existing Development Permit Areas with watercourse protection policies in the NECAP (Policy A-9.7 and A-9.8) which apply in the UHCVNP area. The application of these policies will be assisted by Schedule C, Stream Classification, which identifies known watercourses in the area by fish-bearing and flow permanency characteristics. This map will be used as a guide during development application review and will be supplemented as necessary with additional studies as outlined in the NECAP policies. Aquatic habitat enhancement efforts will be guided by Coquitlam's Hyde Creek Watershed Habitat Enhancement Opportunities Strategy which lists in-stream and riparian fish habitat limitations that present opportunities for enhancement. This list may be updated to reflect neighbourhood-specific opportunities.

Policies

1. The Development Permit Area and guidelines for watercourse protection purposes as established in the NECAP applies to the UHCVNP area and Schedule C, Stream Classification, supplements Schedule D of the NECAP.
2. Update and prioritize habitat restoration and enhancement opportunities available in the UHCVNP area in the Hyde Creek Watershed Habitat Enhancement Opportunities Strategy.
3. Pursue habitat restoration and enhancement measures with land development in accordance with the implementation strategy outlined in the Hyde Creek Watershed Habitat Enhancement Opportunities Strategy.

3.1.3 Low Impact Development

The HCIWMP work identified the benefits of implementing Low Impact Development (LID) measures, to:

- Reduce effective impervious area (EIA) as a priority for watershed health; and
- Complement the major stormwater management facilities that maintain pre-development flows.

The HCIWMP analysis also emphasized the role of evapotranspiration (retention and cycling of rain water by tree and vegetative cover) given the dense till soil layer which precludes intensive or community infiltration. Therefore, policies to achieve post-development tree and vegetative cover are prudent and will also support liveability and watershed functions including rainfall interception, greenhouse gas reductions, air quality improvements, biodiversity, aesthetic benefits, energy savings and attractive pedestrian environments.

3. LAND USE ELEMENTS cont'd/

3.1 ENVIRONMENT cont'd/

3.1.3 Low Impact Development cont'd/

To this end, the findings of the Comprehensive Landscape Strategy can assist in determining landscape requirements such as the optimal type and percentage of tree cover for community and environmental health. In addition, NECAP identifies the use of the City's "Guide to Best Site Development Practices" (Policy A-2.2.10) to achieve slope-adaptive development and the retention of significant trees and natural features where it is safe and practical to do so.¹

Accordingly, the UHCNVP includes the following policies to ensure Low Impact Development on both private and public property.

Policies

1. Amend the Stormwater Management Policy and Design Manual to include LID measures as recommended in the HCIWMP for both private and public property.
2. To further reduce EIA, support the use of green street pilot projects in the neighbourhood in suitable locations to maximize stormwater infiltration and minimize impervious pavement (see additional green street policies in Section 4.1.1).
3. Based on the Comprehensive Landscape Strategy findings for optimal tree cover in the Plan area, determine planting requirements for private and public property, and:
 - establish the optimal tree cover target to be achieved post-development on private and public property;
 - amend the Subdivision and Development Servicing Bylaw Supplementary Specifications for boulevard trees to include suitable street tree species, size at planting, and Best Management Practices for planting and maintenance requirements;
 - include target tree planting requirements in all zones and/or guidelines used in the UHCNVP area that will achieve the optimal tree cover target post-development.
4. Continue to seek opportunities to retain existing tree cover where possible through the subdivision and development permit approval process.
5. Promote responsible landscape maintenance and conservation practices on private property through leadership by example in parks and open spaces, as well as through awareness programs in partnership with local stewardship groups and educational institutions.

¹ AMENDED JULY 31, 2006 – BYLAW 3763

3. LAND USE ELEMENTS cont'd/

3.1 ENVIRONMENT cont'd/

3.1.3 Low Impact Development cont'd/

Policies cont'd/

6. Use the NECAP policy (A-2.2.10) and Guide to Best Site Development Practices, to:
 - achieve development suitable to the hillside conditions, and retain significant natural features where safe and practical; and
 - support public interest in and voluntary stewardship for conservation and enhancement efforts.¹
7. Encourage the use of LEED (Leadership in Energy and Environmental Design) standards in public and private projects as complementary to the LID approaches described above.

¹ AMENDED JULY 31, 2006 – BYLAW 3763

3. LAND USE ELEMENTS cont'd/

3.2 RESIDENTIAL

The UHCVNP responds to a growing regional demand for mid-density housing forms and takes advantage of the opportunity provided by those densities to promote walking, cycling, and transit. Thus, residential development is organized around a central more intensive core area adjacent to the school/park site and linked by a network of multiple road, path and trail connections throughout the neighbourhood. It is expected that the Upper Hyde Creek Village Neighbourhood will accommodate a total of approximately 520 residential units, or approximately 7 percent of the City’s overall development capacity in the NECAP area.

UHCVNP **Schedule A - Land Use Designation** establishes an overall development pattern that is generally aligned with the residential housing objectives and targets assigned to ‘Neighbourhood D’ (NECAP Schedule C). However, the proposed UHCVNP residential mix differs in the following respects.

Two new residential land use designations are included to ensure that future development is compatible with and respects existing housing development consistent with the goals and aspirations of existing residents (NECAP Policy A 2.0). These uses are Estate Single Family, and Executive Single Family, further described later in this Section.

The expanded UHCVNP area boundary encompasses an area that was identified in NECAP Schedule B with a Lower Density Suburban development designation. The redesignation of this area to Large Single Family Residential was necessary in order to achieve NECAP housing targets for the neighbourhood and to compensate for the reduced densities that were desired along Glenbrook Street. The Large Single Family Residential designation also recognizes that residential densities should decrease away from the neighbourhood centre.

The proposed residential housing mix for the Upper Hyde Creek Village is outlined below:

Table 1– Residential Development Mix

Proposed Residential Land Use	UHCVNP	
	%	Units
Suburban Single Family	-	-
Estate Single Family	3	13
Executive Single Family	5	25
Large Single Family	12	62
Large Village Single Family	46	239
Small Village Single Family	22	114
Street-Oriented Village Homes	12	64
Total	100	517

3. LAND USE ELEMENTS cont'd/

3.2 RESIDENTIAL cont'd/

Policies

General residential policies applicable to all residential land uses in the UHCVNP include:

- i. Ensure that residential development addresses the vision outlined in the UHCVNP Section 3 and that future development is compatible with UHCVNP policies outlined herein.
- ii. Encourage the development of a walkable neighbourhood with a variety of street-oriented housing forms and lot sizes that meets the needs of house-holds of varying income levels and age groups within the neighbourhood.
- iii. Apply Hillside Residential Development Guidelines to ensure that future residential development is suited to the hillside condition of Burke Mountain and is sensitive to natural features, terrain, vegetation and scenic views while ensuring a distinctive residential character.
- iv. Front homes directly onto neighbourhood parks where possible and practical to encourage passive surveillance and security for these public spaces.
- v. Require new development to respect, integrate and contribute to the character of neighbourhood parks through appropriate siting and design which responds positively to the park environment.
- vi. Ensure that residential development positively contributes to the public realm by promoting liveability and a sense of community in new residential areas; make streets comfortable civic spaces with front doors and porches facing streets.
- vii. The site identified in the accompanying figure, generally located west of Coast Meridian Road north of Galloway Avenue extension abutting Millard Park, is designated for special needs and/or non-market affordable housing subject to the conditions outlined in NECAP Policy A-2.2.6 (Non-market Affordable and Special Needs Housing).
- viii. Use amenity contributions to enhance the neighbourhood as a complete community, e.g. daycare needs to supplement the elementary school daycare services.
- ix. The following Northeast Coquitlam Area Plan (NECAP) policies have particular relevance to residential development in the UHCVNP area:
 - Siting of Residential Structures (Policy A-2.2.7);
 - Building Design and Site Planning Strategies (Policy A-3.1 a), iv));
 - Location of P-4 Daycare Centres (Policy A-7.4);
 - Location of Places of Worship (Policy A-7.5);
 - Non-Market Affordable and Special Needs Housing (Policy A-2.2.6);
 - Development on Steep Slopes (Policy A-9.13);
 - Tree Protection and Management (Policy A-9.15); and
 - Land Use and Community Design Principles (Policy D-1.0 h) and i)).

3. LAND USE ELEMENTS cont'd/

3.2 RESIDENTIAL cont'd/

3.2.1 Estate Single Family

Description and Rationale

Recognizing that neighbourhoods may change over time, it is critical that change take place within the context of the existing neighbourhood (CWOCP Chapter 4, Section 4.2). The intent of the Estate Single Family designation is to provide for residential development that is compatible with the character of the existing neighbourhood along the northern portion of Glenbrook Street. Accordingly, the recommended minimum frontage for lots in the Estate Single Family designation is 24 metres, with larger lot sizes around 1,000m², and with dwellings set further back to maintain the existing character of the street.

Policies

1. Recognizing that infill opportunities may occur, retain the suburban estate character of the land designated Estate Single Family on Schedule A.
2. Ensure that subdivision proposals on land designated Estate Single Family include required setbacks, housing form and landscaping that is respectful of the context of the neighbourhood.
3. Permit vehicular access to Estate Single Family residential lots from the street front provided that driveway crossing widths are minimized to reduce negative impacts on the pedestrian environment.
4. Promote shared access between adjacent residences to minimize the visual impact of driveways and the number of driveway crossings impeding the pedestrian environment.
5. Minimize the extent of the front façade occupied by garage doors.

3. LAND USE ELEMENTS cont'd/

3.2 RESIDENTIAL cont'd/

3.2.2 Executive Single Family

Description and Rationale

The southern portion of Glenbrook Street shares some of the same characteristics as housing to the north end of the street but provides different opportunities for new housing. Recognizing this distinction, the Executive Single Family land use designation provides for a minimum lot size of approximately 650m² but allows the lot width to be reduced to approximately three-quarters of that of the Estate Single Family designation.

Policies

1. Recognizing that infill opportunities may occur, retain the suburban character of the land designated Executive Single Family on Schedule A.
2. Ensure that subdivision proposals on land designated Executive Single Family include required setbacks, housing form and landscaping which respect the context of the neighbourhood in which the development is proposed.
3. Provide vehicular access to Executive Single Family residential lots from the street front where driveway crossing widths are minimized to reduce negative impacts on the pedestrian environment.
4. Promote shared access between adjacent residences to minimize the visual impact of driveways and the number of driveway crossings impeding the pedestrian environment.
5. Minimize the extent of the front façade occupied by garage doors.

3. LAND USE ELEMENTS cont'd/

3.2 RESIDENTIAL cont'd/

3.2.3 Large Single Family

Description and Rationale

The Large Single Family designation accommodates low-density residential development at densities generally below 15 units per hectare. As Large Single Family lands are situated entirely in the northern neighbourhood precinct with steeper slopes, it is more efficient to create longer and narrower lots that require less road frontage; however, in keeping with the lower density residential character of this designation, the recommended minimum lot frontage for lots in the Large Single Family designation is 13.5 metres.

Policies

1. Accommodate Large Single Family residential uses as designated on UHCVNP Schedule A.
2. Allow vehicular access to Large Single Family residential lots from the street front where driveway crossing widths are minimized to reduce negative impacts on the pedestrian environment.
3. Promote shared access between adjacent residences to minimize the visual impact of driveways and the number of driveway crossings impeding the pedestrian environment.
4. Minimize the extent of the front façade occupied by garage doors.

3. LAND USE ELEMENTS cont'd/

3.2 RESIDENTIAL cont'd/

3.2.4 Large Village Single Family

Description and Rationale

The Large Village Single Family designation accommodates average densities of 20 units per hectare (8 upa). Large Village Single Family lots provide a mid-density housing form and occupy roughly half of the land area in the neighbourhood.

Policies

1. Accommodate Large Village Single Family uses along Coast Meridian Road and David Avenue, north of Highland Drive and along the internal north-south local street east of Glenbrook Street according to UHCVNP Schedule A.
2. Where Large Village Single Family residences front along Coast Meridian Road, vehicular access is limited to the primary rear access lane.
3. Although rear lane access to Large Village Single Family residences is encouraged, front-loaded street access may be provided where site development constraints such as steep topography, natural features, environmentally sensitive areas, and/or parcel size or configuration would limit vehicular access options.¹
4. For front-loaded Large Village Single Family residences, require the living area of homes to be sited closer to the street in order to establish a well-defined streetscape where dwellings rather than garages maintain a dominant visual presence.
5. For front-loaded Large Village Single Family residences, promote shared access between adjacent residences to minimize the visual impact of driveways and the number of driveway crossings impeding the pedestrian environment.
6. Minimize the extent of the front façade occupied by garage doors.

¹ AMENDED MARCH 07, 2007 – BYLAW 3829

3. LAND USE ELEMENTS cont'd/

3.2 RESIDENTIAL cont'd/

3.2.5 Small Village Single Family

Description and Rationale

The Small Village Single Family land use designation provides a choice for households who desire a more compact one- and, in specific circumstances, two-family housing option (average densities of 25 units per hectare).¹ Small Village Single Family uses are situated in close proximity to local neighbourhood amenities, around focal points of parks and the school site, as well as the Highland and West Watkins watercourses and potential green streets which are alternative non-paved public streets (see Section 4.1.1 for details).

Policies

1. Accommodate Small Village Single Family homes in higher density nodes within the neighbourhood centre, fronting parks and main neighbourhood streets according to UHCVNP Schedule A.
2. Recognizing that Small Village Single Family residences are a compact housing form, ensure that subdivision proposals include required setbacks, housing form and landscaping that contribute to well defined attractive streetscapes.
3. Although rear lane access to Small Village Single Family residences is encouraged, front-loaded street access may be provided where site development constraints such as steep topography, natural features, environmentally sensitive areas, and/or parcel size or configuration would limit vehicular access options.²

¹ AMENDED MAY 29, 2006 – BYLAW 3751

² AMENDED MARCH 07, 2007 – BYLAW 3829

3. LAND USE ELEMENTS cont'd/

3.2 RESIDENTIAL cont'd/

3.2.6 Street-Oriented Village Homes

Description and Rationale

The Street-Oriented Village Homes designation is intended to provide a ground-oriented, attached housing option within the neighbourhood. Contributing to a mix of compact housing types to foster community diversity, Street-Oriented Village Homes front directly onto public streets, and have street-oriented entrances with private rear yard areas. Vehicular access is provided from the rear lane. Average densities for Street-Oriented Village Homes are around 37 units per hectare.

Policies

1. Accommodate Street-Oriented Village Homes along the primary north-south local neighbourhood axis street and the community collector loop, as well as fronting the Central, North Highland and Elementary School Parks according to UHCVNP Schedule A.
2. Require all development within the Street-Oriented Village Home designation to obtain a Development Permit as outlined in the UHCVNP Section 5.
3. Ensure that the design of Street-Oriented Village Homes contributes to a unified streetscape and provides ground-oriented units with direct access from the street.
4. Ensure that individual units, their entries, and private outdoor spaces are designed to maximize privacy and clearly delineate private and public spaces.
5. Street-Oriented Village Homes require access from the rear.
6. Consider reducing on-site parking requirements by up to 30 percent as part of development within the Upper Hyde Creek Village Development Permit Area if justified through the demonstration of lower automobile ownership, shared parking opportunities and other long-term incentives for occupants.
7. Where special needs or affordable housing is provided according to Policy 3.2.7), additional bonus density may be permitted.

3. LAND USE ELEMENTS cont'd/

3.3 PARKS AND OPEN SPACE

Description and Rationale

The UHCVNP establishes a network of neighbourhood parks, open spaces and trails within an average five-minute walk of local residences to provide the community with active and passive recreational opportunities (Schedule B – Park and Open Space Concept Plan). Three distinct neighbourhood parks and the joint School/Park are established as focal points in the community. Policies for the joint school/park are outlined in Sections 3.4 and 3.5). The siting of parklands in close association with neighbourhood watercourses ensures connectivity between natural areas and public access and enjoyment.

UHCVNP residential policies promote the fronting of homes directly onto neighbourhood parks where appropriate to encourage passive surveillance and security for these public spaces.

UHCVNP residential policies also require new development to respect, integrate, and contribute to the character of neighbourhood parks and to respond positively to the park environment.

Proposed neighbourhood park designations and areas are summarized in the following table.

Table 2 – Active Park Program Summary

Park	Designated Function	Active Area	
		ha	ac
Northern Neighbourhood Park	Active recreation with trail and pedestrian bridge link to south neighbourhood	0.55	1.35
Joint School/Park	Active recreation and passive open space with direct link to Hyde Creek corridor and trail system	1.32	3.25
Central Park	Active and passive recreation with potential community garden space.	0.30	0.75
Southern Neighbourhood Park	Active recreation with trails and connection to West Watkins green street extension	0.26	0.65
Total		2.43	6.0

3. LAND USE ELEMENTS cont'd/

3.3 PARKS AND OPEN SPACE cont'd/

Policies

Park and Open Space Concept

1. Secure parks and open spaces in accordance with Schedule B – Park and Open Space Concept Plan.
2. Provide, as a minimum, land for active park space as outlined in Table 2.
3. Link neighbourhood parks, open spaces, and key destinations through a continuous system of sidewalks, pathways, off-road trails, trailheads and park connectors as illustrated in Schedule B.
4. Use privately-owned publicly accessible spaces to augment and enhance the neighbourhood network of parks, open spaces, trails and paths, illustrated in Schedule B.
5. Provide neighbourhood park amenities including playground equipment and “tot lot” facilities as development proceeds.

Park and Open Space Design

6. Create inviting and recognizable neighbourhood parks which are useable and safe, with strongly defined access points and edges, and suitable grades.
7. Design pedestrian circulation within parks and open spaces to be barrier-free as much as possible and to integrate with neighbourhood streets and circulation systems.
8. Limit access to sensitive steep ravines and gullies along the Hyde Creek corridor to prevent soil erosion as well as disturbance of wildlife and aquatic habitat.
9. Where possible, protect significant trees and vegetation through the design of parks and other public open space.
10. Provide the local community with cultural opportunities for public art, gatherings and community events in the parks and open space system.

3. LAND USE ELEMENTS cont'd/

3.3 PARKS AND OPEN SPACE cont'd/

Trails

11. Ensure that proposed off-road trails in parks and open spaces conform to the trail classification system, design standards and guidelines presented in the Coquitlam Master Trail Plan (MTP).
12. Provide major and minor trailheads as outlined in Schedule B.
13. Locate the major trailhead in an area with high use, good visibility and nearby parking.
14. Support the establishment of a heritage trail connection along the Harper Road Right-of-Way where remnants of a railway spur line still exist.

3.4 SCHOOL/PARK SITE

Description and Rationale

The combined School and Park is located towards the centre of the neighbourhood, serving the anticipated elementary school catchment area extending from Victoria Drive in the south to Hazel Drive in the north, west of Coast Meridian Road and east of Hyde Creek. This school is one of five elementary schools designated for Northeast Coquitlam in NECAP, and supports the future student population of the Upper Hyde Creek Village area calculated at the densities established in the Plan. Developing joint school/park sites provides economy of scale and proximity benefits to the School District No. 43 and City residents. Construction of outdoor recreational facilities and parking can be shared; additional open space lands increase outdoor education values and the larger site creates a stronger neighbourhood focus and presence. The school's proximity to the Hyde Creek corridor also offers substantial environmental learning opportunities.

Policies

Joint School/Park

1. Develop a joint elementary school and neighbourhood park at the location designated in Schedule A to establish a focus for the overall community structure.
2. Use the combined larger school/park site to provide a broad range of active park and open space amenities integrated with educational facilities.
3. Create a strong visual and built form focus along the collector street to the joint school and park.
4. Promote co-ordinated site development that minimizes on-site earthworks and maximizes pervious areas, including the protection and enhancement of natural features.

3. LAND USE ELEMENTS cont'd/

3.4 SCHOOL/PARK SITE cont'd/

Policies cont'd/

Joint School/Park cont'd/

5. Provide urban greenway linkages and trails that connect the school/park site with the other neighbourhood parks, open spaces and residences, particularly neighbourhood green streets.
6. Consider the incorporation of public art elements throughout the school and park development to contribute to the creation and enjoyment of a vibrant, attractive neighbourhood.
7. Locate and design the water quality pond in a manner sensitive to environmental values.

Traffic Circulation and Pedestrian Connections

8. Provide school and park site access along the neighbourhood collector loop street and establish a central drop-off zone to service both the school and the park areas.
9. Establish a pedestrian-only zone within the school and park site and ensure that this zone is designed according to barrier-free access standards.
10. Facilitate the shared use of parking spaces for the school and park to accommodate required parking. Shared parking reduces the need for large parking areas that are vacant for parts of the day or in the evening, and that visually detract from the neighbourhood experience.
11. Encourage the development of pedestrian-friendly school and park areas through the use of designated routes and crossings and other traffic safety measures. Encourage the community to promote pedestrian safety through awareness programs.

Recreation Facilities

12. Ensure that play areas are visible from the street to provide informal surveillance and increased safety. Avoid blind corners and dense landscaping that obstructs sightlines.
13. Provide recreation facilities that are consistent with guidelines in the Parks, Open Space and Facilities Master Plan such as lit all-weather fields, ball diamonds, multi-use courts, social spaces, play areas, and hard surface and natural play opportunities.
14. Provide parks and trail facilities including a Creekside Interpretive Area, trailheads and trail linkages as outlined in Schedule B Park and Open Space Concept Plan. Consider incorporating facility elements such as a nature trail lookout and environmental learning centre.

3. LAND USE ELEMENTS cont'd/

3.5 SCHOOL/PARK OR STREET-ORIENTED VILLAGE HOMES

Description and Rationale

While the school/park site provides for a minimum parcel size of 3.2 hectare (7.8 acre), at the facility design stage additional contiguous site area may be required in order to meet the school planning objectives of the Ministry of Education and School District No. 43 as well as the City of Coquitlam's neighbourhood park design objectives. Thus, the School/Park or Street-Oriented Village Homes designation provides the ability to accommodate either School/Park use or Street-Oriented Village Homes development.

Policies

1. On land designated School/Park or Street-Oriented Village Homes accommodate either School/Park use or Street-Oriented Village Homes.
2. For portions of the site used as School/Park the policies under Section 3.4 apply.
3. For portions of the site used as Street-Oriented Village Homes the policies under Section 3.2.6 apply.
4. Subdivision applications for Street-Oriented Village Homes can be considered upon completion of rezoning and subdivision for the elementary school and the neighbourhood park.

4. SERVICING COMPONENTS

4.1 TRANSPORTATION

The UHCVNP establishes a framework for the creation of a compact and walkable village neighbourhood using a coherent pattern of public streets, lanes and pedestrian and cycling routes. The primary transportation aim of the UHCVNP is to encourage walking, cycling and the use of public transit as an alternative to the private automobile. To achieve this objective, the neighbourhood street network is based on an interconnected grid system so as to provide direct routes and multiple access points to key neighbourhood destinations. The street network increases mobility, accessibility, safety and pedestrian comfort while minimizing the social, environmental and financial costs of transportation infrastructure.

4.1.1 Street Network

1. Use a modified grid system of streets with short blocks to provide multiple travel routes for vehicles, pedestrians and cyclists as generally illustrated on Figure 1 – Road Concept Plan. While rear lanes are encouraged in residential neighbourhoods, front-loaded street access may be provided where site development constraints such as steep topography, natural features, environmentally sensitive areas, and/or parcel size or configuration would limit vehicular access. To enhance the pedestrian-oriented character of medium and high density residential areas, rear lane access is preferred.¹
2. Provide for a new north-south local street to link the neighbourhood across the Hyde Creek tributary located south of Harper Road.
3. Establish a standard collector loop street extension proceeding from Highland Drive at Coast Meridian Road in accordance with Schedule A – Land Use Designation.
4. Establish primary access lanes to provide vehicular access to residences fronting Coast Meridian Road and neighbourhood green streets.
5. Incorporate road design measures to reduce vehicle speeds, improve intersection safety, shorten crosswalk distances, and reduce vehicle-pedestrian conflicts, particularly along the neighbourhood collector street accessing the elementary school, and around neighbourhood park facilities.
6. Where front driveways are permitted, encourage shared access between adjacent residences to minimize the visual impact of driveways and reduce the number of driveways impeding the pedestrian environment.
7. To address safety issues vehicular access to Glenbrook Street will become right in/right out, once David Avenue is constructed as an arterial roadway and secondary access to Coast Meridian Road is provided.

¹ **AMENDED MARCH 07, 2007 – BYLAW 3829**

4. SERVICING COMPONENTS cont'd/

4.1 TRANSPORTATION cont'd/

4.1.1 Street Network cont'd/

8. Infill development along Glenbrook Street will require secondary access from Glenbrook Street to Coast Meridian Road.
9. The following NECAP policies have particular relevance for the development of the neighbourhood street network:
 - Road Rights-of-Way (Policy B-1.4);
 - Traffic Impact Studies (Policy B-1.13);
 - Subdivision and Road Allowances (Policy B-1.14);
 - Parking Management Strategies (Policy B-1.16);
 - Goods Movement (Policy B-2.0 a)); and
 - Transportation and Circulation Guidelines (Policy D-2.0).

Green Street Pilot

10. In suitable locations where the use of green streets can support or enhance a natural feature or public open space and where alternate site access can be provided, the City will consider varying from the standard requirements for local roads in the Subdivision and Development Servicing Bylaw.
11. Use neighbourhood green streets as alternative non-paved public streets that only provide pedestrian, cyclist and emergency-vehicle access. Limit emergency-only and maintenance access to a 3.0 metre wide bollarded pathway.
12. Incorporate visible swales or infiltration devices on one or both sides of green streets.
13. Support the increase of topsoil depth on all green street lawns and planted beds to provide greater water detention and nutrient holding capacity.
14. In addition to providing vehicular access to residences, primary access lanes to the rear of green streets and adjacent residential development may be used to accommodate municipal services and additional on-street parking.

4. SERVICING COMPONENTS cont'd/

4.1 TRANSPORTATION cont'd/

4.1.2 Cycling Network

1. Create a coordinated system of bicycle routes that, together with the parks and open space network, allow movement throughout the neighbourhood and provide easy access to community destinations.
2. Provide for bicycle movement on arterial roadways along the boundaries of the neighbourhood in accordance with the City's Subdivision and Development Servicing Bylaw and Proposed Primary Area Bicycle Network (Map No. 6) in the NECAP.
3. Include parking facilities for bicycles in all parks and at the joint School/Park. These should be placed in visible locations to allow casual surveillance.
4. The following NECAP policies have particular relevance for the development of the neighbourhood cycling network:
 - End of Trip Facilities (Policy B-5.2); and
 - Bicycle/Transit Integration (Policy B-5.3).

4.1.3 Pedestrian Network

1. Link new pedestrian and cycling circulation systems with existing routes and integrate park trails with the public on-street walkway system to create a seamless pedestrian network generally as illustrated on Schedule B – Park and Open Space Concept Plan.
2. Establish a positive pedestrian realm along David Avenue and Coast Meridian Road through the provision of landscaping, street trees, and small open spaces suitable for casual socializing as part of proposed local street improvements.
3. Incorporate sidewalks, landscaped boulevards and street trees in accordance with the City's Subdivision and Development Servicing Bylaw.
4. Enhance pedestrian crossings at key neighbourhood intersections to improve safety using flashing overhead lights, ground lit crosswalks, walk signals with countdown features, alternative paving materials, or a grade change to slow vehicular traffic and to promote an awareness of pedestrian traffic particularly close to the elementary school.
5. Provide pedestrian links across Coast Meridian Road to connect the UHCVNP area with the neighbourhoods to the east.
6. Establish mid-block pedestrian connections to provide access between laneways, streets and parking areas.

4. SERVICING COMPONENTS cont'd/

4.1 TRANSPORTATION cont'd/

4.1.3 Pedestrian Network cont'd/

7. The following NECAP policies have particular relevance for the development of the neighbourhood pedestrian network:
- Intersection Design (Policy B-6.7);
 - Safety and Security School and Playground Areas (Policy B-6.9); and,
 - Accessibility (Policy B-6.10).

4.1.4 Transit Network

1. Accommodate transit facilities, such as shelters, benches and garbage receptacles, along Coast Meridian Road, Highland Drive, David Avenue and other neighbourhood streets designated as bus routes.
2. Transit facilities should provide well-lit, visible and comfortable waiting areas appropriate for year-round weather conditions.
3. Ensure that the collector street and other streets designated as bus routes accommodate the needs of transit vehicles, facilitate their movements and provide convenient locations for stops at the joint School/Park.
4. The following NECAP policies have particular relevance for the development of the neighbourhood transit network:
 - Transit Priority Emphasis (Policy B-1.3);
 - Development of a Transit Supportive Network (Policy B-3.3); and,
 - Transportation and Circulation Guidelines [Policy D-2.0(p)].

4. SERVICING COMPONENTS cont'd/

4.2 UTILITIES

Expansion of the City's infrastructure will be needed to accommodate development in the Upper Hyde Creek Village Neighbourhood. Future servicing must satisfy the functional demand created by future population growth and it must consider potential environmental impacts and stormwater management requirements outlined in the HCIWMP. Concepts plans for neighbourhood water supply and distribution, sanitary sewer, and stormwater servicing requirements to implement the UHCVNP are presented in Figures 2 to 4 (attached).

The UHCVNP aims to:

- Extend the full provision of municipal services in a phased, logical, efficient and coordinated manner so as to provide safe, reliable and sustainable water, sewer, and stormwater services to the Upper Hyde Creek Village Neighbourhood; and,
- Ensure that environmental values and considerations are accounted for during the planning, design and construction of services in Upper Hyde Creek Village Neighbourhood.

4.2.1 Water Distribution

Figure 2 illustrates the proposed water distribution system for the Upper Hyde Creek Village Neighbourhood. The Upper Hyde Creek Village neighbourhood falls within proposed pressure zones 2, 3 and 4, with the majority located in Zone 3. The Zone 2/3 boundary is situated just north of David Avenue, while the Zone 3/4 boundary is situated south of Harper Road, near the north end of the neighbourhood. The water distribution system will consist of a network of 200mm pipes located in the neighbourhood road right-of-ways. Water pressure for Zones 2 and 3 will be provided by the Harper reservoir, which is located on Harper Road near the Coast Meridian Road/Harper Road intersection.

The existing constant-head pumping station that is located at the Harper reservoir will after modification provide pressure for Zone 4.

It will be necessary to upgrade the supply system before development can occur. Upgrading is expected to include installation of a new pump station near the intersection of David Avenue and Shaughnessy Street, and installation of a 600mm supply main (Zone 3) along David Avenue and Coast Meridian Road, which will connect the pump station to the reservoir. The supply main will also be connected to the Zone 3 distribution network at various points along Coast Meridian Road. Ultimately, additional storage capacity will be required.

4. SERVICING COMPONENTS cont'd/

4.2 UTILITIES cont'd/

4.2.1 Water Distribution cont'd/

Policies

1. Upgrade and expand the water supply system to support development, generally as illustrated on Figure 2 – Water Servicing Concept Plan.
2. Install the network of water mains within the neighbourhood in conjunction with the network of roads and other services.
3. Upgrade the Harper pump station to serve development in Zone 4.
4. Implement and monitor water conservation programs such as lawn watering restrictions, metering and use of water storage systems such as rain barrels or cisterns, as and when directed by Council.

4.2.2 Sanitary Sewer

All lots within the UHCVNP area will be serviced by a gravity sanitary sewer system that is connected to the existing City sewer system (Figure 3). Servicing is divided into two primary catchment areas that are approximately equal in size. A northern catchment area exists just north of Queenston Avenue, while a southern catchment extends from Queenston Avenue to David Avenue. The northern catchment area will discharge into a gravity trunk sewer system along Glenbrook Street. The southern neighbourhood catchment will be discharged into the trunk sewer that has been installed on David Avenue as part of the City's capital works program. The sanitary sewer system will be installed both in front roadways and within rear lanes in conjunction with road works and neighbourhood redevelopment.

Policies

1. Install sanitary sewer services in conjunction with the proposed road network and other services, generally as illustrated on Figure 3 – Sanitary Servicing Concept Plan.
2. In response to neighbourhood topography, install sewers at the southern (downstream) end of each catchment area before proceeding northward.

4. SERVICING COMPONENTS cont'd/

4.2 UTILITIES cont'd/

4.2.3 Stormwater Management

As required by the Citywide OCP the neighbourhood plan includes a stormwater management concept which reflects watershed conditions and needs identified in the Hyde Creek Integrated Watershed Management Plan (HCIWMP). This concept aims to protect property from floods, provide sediment control and protect water quality, ensure summer base flows and prevent erosion of stream corridors.

The principal components of the stormwater management system are shown on Figure 4 - Stormwater Servicing Concept Plan. These include a conventional system of gravity storm sewers, a number of water quality ponds, and a bypass storm sewer that diverts post-development major flows away from local creeks. Pre-development major flows would continue to travel overland to watercourses. Another principal component is the inclusion of Low Impact Development (LID) techniques designed to minimize the proportion of impervious surfaces and to maximize the proportion of urban drainage that is infiltrated back into the ground.

The Hyde Creek Integrated Watershed Management Plan (HCIWMP) prescribes the general arrangement of the major stormwater components without providing details of the drainage system. As the HCIWMP represents a relatively new approach to stormwater management, it may require refinement during the implementation process. At the same time, adjustments to the stormwater management plan at the neighbourhood level must not compromise the stormwater management system identified for the entire Hyde Creek Watershed as outlined in the HCIWMP.

In order for the drainage system to function in the intended manner, it will be necessary for the diversion sewer to first be completed all the way to Debouville Slough. This will involve construction of a significant length of large-diameter stormwater diversion sewer beyond the boundary of the neighbourhood plan.

Some development may proceed prior to the completion of the stormwater diversion sewer provided interim detention and water quality facilities are provided within the neighbourhood in compliance with the requirements of the HCIWMP and the City's Subdivision and Development Servicing Bylaw and Stormwater Management Policy and Design Manual.

4. SERVICING COMPONENTS cont'd/

4.2 UTILITIES cont'd/

4.2.3 Stormwater Management cont'd/

Policies

1. Ensure that stormwater management facilities are established in conformance with the HCIWMP, generally as illustrated on Figure 4 – Stormwater Servicing Concept Plan.
2. Secure required lands for stormwater quality ponds and install stormwater sewers in a controlled, logical development progression.
3. Incorporate Low Impact Development (LID) techniques designed to reduce impervious surfaces and increase ground-water infiltration throughout the neighbourhood; and create a Policy and Procedures Manual for LID Techniques as recommended in the HCIWMP.
4. Use environmentally sensitive maintenance procedures and practices.
5. Remove barriers to fish movement and encourage streamside enhancement programs involving local streamkeepers groups and community organizations, as per Council's Hyde Creek Watershed Habitat Enhancement Opportunities Policy.
6. Design stormwater quality ponds to provide sediment settling and water quality treatment for smaller storm events.
7. Ensure that the size and configuration of stormwater quality ponds conform to the HCIWMP and the Stormwater Management Policy and Design Manual, which include design guidance for ponds to be visually appealing and functional as wetland habitat, using native plant material.
8. Provide vehicular access for regular maintenance and cleaning of stormwater management facilities.

5. SUPPORTING ELEMENTS¹

Pursuant to the *Local Government Act*, the City has established:

- An intensive residential development permit area for all such development in Northeast Coquitlam including the Smiling Creek Neighbourhood Plan area (refer to Policy A-2.2.11 of the NECAP); and
- A duplex development permit area for all such development in Northeast Coquitlam including the Smiling Creek Neighbourhood Plan area (refer to Policy A-2.2.12 of the NECAP).

¹AMENDED ON JULY 31, 2006 – BYLAW 3763