

Coquitlam

For Committee

January 26, 2007

Our File: 13-6480-20/02-11/1

Doc #: 496427

To: City Manager

From: General Manager Planning and Development

Subject: **Partington Creek Village Neighbourhood Plan
Public Open House - November 29, 2006 – Public Comments**

For: **Committee of the Whole**

Recommendation:

That Council receive the report of the General Manager Planning and Development dated January 26, 2007, concerning public comments on the November 29, 2006 Public Open House for the Partington Creek Village Neighbourhood Plan.

Background:

The first Public Open House for the Partington Creek Village Neighbourhood Plan (PCVNP) process was held on Wednesday, November 29, 2006 at Leigh Elementary School from 4:00 p.m. to 8:00 p.m. The event provided the public with an opportunity to review a series of display panels outlining the first stage of work completed for the development of a neighbourhood plan for the area. In brief, the public open house:

- presented background information about the PCVNP area;
- outlined the planning process to prepare the neighbourhood plan;
- outlined the opportunities and constraints that will influence development of the neighbourhood plan;
- provided the public with an opportunity to comment on and share information on matters important to the preparation of the neighbourhood plan; and
- outlined the next stages of work.

City staff and its planning consultants facilitated the event and provided answers to questions from the public. In addition, two presentations followed by question and answer periods provided another opportunity during the course of the Open House for the public to receive background information and provide input.

Public Consultation Program for the Neighbourhood Plan

As previously reported, Section 879 of the *Local Government Act (LGA)* requires that Council, prior to adopting or amending an existing Official Community Plan, must provide one or more opportunities, in addition to a public hearing, for consultation with persons, organizations and authorities it considers would be affected. Council addressed this requirement by endorsing a public consultation program for the PCVNP process similar to that followed for other neighbourhood plans. The program endorsed by Council involves:

1. Advising the City of Port Coquitlam, School District #43, Ministry of Environment, Fisheries & Oceans Canada regarding the preparation of the PCVNP upon initiation of the process and consulting with them on relevant issues as they arise;
2. Notifying residents and owners of property located within the PCVNP area of the initiation of the planning process, outlining the work plan and inviting them, along with a representative of the Northeast Coquitlam Ratepayers Association, to become members of a Neighbourhood Working Group (NWG) to represent local, neighbourhood interests. The NWG is comprised primarily of local property owners and residents – as well as representatives of major land owners including Wesbild Holdings and the City – and is charged with providing advice, input and an “on the ground” perspective to those preparing the neighbourhood plan;
3. Providing the public with opportunities to review and comment on the development of the PCVNP through at least three public information open houses. Each open house is advertised in advance in a local newspaper, on the City’s website and via newsletters; and
4. Posting information concerning the neighbourhood planning process and development of the neighbourhood plan on the City’s web site.

The overall goal of the public consultation program is to help ensure early, ongoing, and thorough consultations with neighbourhood stakeholders and interested parties.

Overview of the Public Open House and Public Comments:

Attendance at the November 29th event was lower than previous public open houses held in recent years in Northeast Coquitlam due to the impacts of a heavy snow storm. In spite of the weather between 45 and 50 members of the public attended.

Attendees were encouraged to provide comments on any aspect of the planning process, as well as the opportunities and constraints that may impact the development of the PCVNP. In addition, the public was asked to provide comments on possible land uses, housing mix and form, environmental concerns, transportation considerations, and the parks and leisure amenities that should be provided in the area. Copies of the written comments received at and following the Open House are attached to this report (Attachment #1).

The following list provides a summary of the range of items raised by Open House attendees, and in the written comments:

Timing of Development and Plan Implementation:

- When will development in the neighbourhood plan area start?
- Impact of planned roads and servicing construction, as well as site development, including schools, parks, and trails on existing residents?

Land Use Plan and Designations:

- Can the land use plan area be expanded to accommodate planning for adjoining properties?

Environment, Watercourses and Riparian Areas:

- Impact of planned public trails on the property interests of existing residents.
- Classification of specific watercourses as well as setback and protection measures.

Roads and Servicing:

- The route selection and timing of the extension of David Avenue east of Burke Mountain Creek is important to residents and property owners

Parks, Trails and Green Spaces:

- Could the lands of Fremont Park be developed for uses other than those for a park?

The comments and feedback received from the public through and following the November 29, 2006 Open House have been reviewed by staff and the City's planning consultant and subsequently discussed with the neighbourhood working group. Attachment #2 to this report provides a summary of the public comments, organized by subject or theme, and identifies the City's response.

The public comments have been used to help develop and refine draft alternate land use concepts that are being considered by staff and the neighbourhood working group. Building on that work, a series of draft land use concept plans and supporting drawings will be developed by the planning consultant for presentation to the public at an open house in late February or early March 2007. A meeting of the Partington Creek Village Neighbourhood Working Group will be held in mid-February to help support that work.

Next Steps:

Drawing on the information and work completed to date and the comments received from the public as a result of the November 29, 2006 Open House, staff and the City's planning consultant are moving forward with the development of a series of draft land use concept plans and supporting drawings for the neighbourhood plan area. Those plans and drawings will be presented to the public at an open house in late February or early March 2007.



J.L. McINTYRE, MCIP

AY/lmc

Attachments:

1. Copy of written comments received by the City following the November 29, 2006 Public Open House for the Partington Creek Village Neighbourhood Plan
2. Summary of comments arising from the November 29, 2006 Public Open House - Doc# 497519

Young, Andrew

From: clara brolese [cbrolese@telus.net]
Sent: November 30, 2006 9:35 AM
To: Young, Andrew
Subject: Comment Sheet re PCNP Open House 06-11-29

Hello, Andrew.....you should be sitting back enjoying the fruits of a quite successful Open House last night. Well done !

The practice of having a couple of presentations continues to work successfully. I think people are so used to watching television that they now love visual presentations accompanied by a real live presenter. This may be a little tough on the presenters, but I think the audience feels more courage to ask questions during and after than they do approaching a person standing near one of the boards.

My comments are attached. Can't write too much anymore but I love to type and so tend to blather on !!

Thanks to staff for a good evening. By the way, it was great to have Mike Carver on hand again at one of these meetings. He is really great with people and is good at providing just the right amount of information.

Best regards, Clara Brolese

COMMENT SHEET

Partington Creek Village Neighbourhood Plan

Open House #1 - 29 November 2006

Land Uses:

School sites really cannot be decided on until it is determined which areas have the least slope, if the Ministry is still requiring the School District to combine a school with a park/playing field. Several school sites were planned in the Smiling Creek NP, and their catchment areas may include the western and middle portions of the PCVNP, eliminating the need for anything more than perhaps an elementary school.

As well, Schedule B of SD 43's Eligible School Sites dated October 2006, already sets out the sites required in Coquitlam over the next 10 years, all of them in NE.

Housing:

Until building of houses actually begins in Upper and Lower Hyde Creek NPs, most residents of NE Coquitlam will have no concept of what the density called for in NECAP will look like.

It is very likely, given the steep terrain in the Partington Creek NP area, and the very many watercourses requiring setbacks and habitat protection, that there will need to be consideration given to increasing the density in the Village and amending the OCP to allow for higher buildings just to meet the NECAP numbers. Taller buildings are not a bad thing and can be placed to look quite handsome on the lower slopes of the mountain. The Provincial, Regional and City parks in the upper reaches of Burke Mountain will still be there to provide the necessary visual "greenness".

Environment:

The natural impediments to development in this area are already identified in the Consultants' documents prepared for the PCIWMP. Additionally, some community organizations may agitate for greater or specialized protection of wildlife habitat, and the creation of such things as a bird/waterfowl sanctuary, as well as the preservation of suitable land for the ever-popular community gardens, all of which are keenly supported by long-time residents but require substantial space.

Transportation:

The NE OCP envisioned a community encouraging travel by bicycle or shank's mare, but I think it may have been discovered that going up and down the slopes of Burke will present a challenge to all except the most athletic.

At the very least, regular community shuttle bus service should be available to take residents to and from the Village, over to Town Centre (via David), and down to Port Coquitlam's north side where many present NE residents do much of their day to day shopping. In fact, the sooner the City negotiates with Translink/Coast Mountain Bus for improved bus service to the Town Centre area, the better.

Parks and Leisure:

It is hoped that at the eastern end of the NP, east of Gilley's Trail, the City will eventually be able to create a masterful arrangement of playing fields and sports venues on the flats bordering Minnekhada Farm. The proximity to each other of sports areas and a historic farm could be a boon to tourism. I realize this is beyond the boundary of this NP, but let's keep these items in the forefront of any community planning done in the area.

During his presentation at the Open House, Don Crockett of Lanarc mentioned the possibility of having a "plaza" or green space in the Village centre. I really applaud this idea, and believe that the creation of a plaza rather than just a green space in the Village would contribute strongly to the viability of the types of businesses it is hoped to attract to this area.

It almost goes without saying that we would hope for a branch Library (it may be part of the Community Centre in the SCNP, but who knows?), and as well perhaps a skateboard park for those enthusiasts, and a small staging area for mountain cyclists and hikers.

With the opening of the David Avenue connector, and the Hyde Creek and Eleanor Ward Memorial bridges, I think we at last realize that we are not that far away from the larger amenities available in Town Centre. As NE builds out, the needs of a larger populace will of course change our needs. We can only hope that Coquitlam continues in the path established by those visionaries who created the Town Centre, and that the present staff will be able to visualize the (as yet undreamed of) possibilities for NE Coquitlam.

Clara Brolese
3438 Roxton Avenue V3B 3H7
604-941-2462
cbrolese@telus.net

30 November 2006

PARTINGTON CREEK VILLAGE NEIGHBOURHOOD PLAN
Public Open House - November 29, 2006 at Leigh Elementary School

Comments:

#1

We need an additional road off of Victoria to free up traffic during construction and development. There are no arterial routes and that is not safe for all reasons. ~~the~~ CROUCH STREET IS an un-connected road that could provide a rather simple solution if it were utilized.

#2

we would like to see the development for the Partington Creek area to begin sooner than later. The estimated time frame has been said to begin in 20 years, although that was projected 5 years ago, so are we at the 15 year mark? why is it that other municipal areas, plan, build and develop quickly and economically but politics and a lack of organization stall in COQUITLAM.

#3

~~IF AFFORDABLE~~ HOUSING IS AN ISSUE and schools are closing down and issues with flooding and older trees etc are a problem, Partington Creek or the Burke MT area seems to be the place to make it happen and would be a fresh start for a new improved place to live, but not in 20 years!

If you wish, please provide your name, address, telephone number and/or e-mail address:

Eddie Biljan 1374 Pollard ST, wordweapon@shaw.ca.

The City of Coquitlam thanks you for taking time to complete this Comment Sheet.



PARTINGTON CREEK VILLAGE NEIGHBOURHOOD PLAN
Public Open House - November 29, 2006 at Leigh Elementary School

Comments:

#1

Question - Have you explored fish habitat development of the lower sections of DeSaville Slough that would also serve to drop out fine sediments that will be an increasingly problem for siting at the Pitt River Paper Plant? #2

#3

If you wish, please provide your name, address, telephone number and/or e-mail address:

Ilen Nordstrand 1440 Edward St.
Coquitlam BC V3E 3A4
341-8078

The City of Coquitlam thanks you for taking time to complete this Comment Sheet.

PARTINGTON CREEK VILLAGE NEIGHBOURHOOD PLAN
Public Open House - November 29, 2006 at Leigh Elementary School

Comments:

#1 I UNDERSTAND THAT DETAILED GEOLOGICAL STABILITY EXAMINATIONS HAVE NOT BEEN DONE FOR THIS AREA. HOW CAN ONE SAY THAT A HIGH DENSITY DEVELOPMENT CAN, OR SHOULD GO IN A CERTAIN AREA, WITHOUT KNOWING WHAT, OR HOW STABLE THE UNDERLYING MATERIALS ARE?

#2 IT SEEMS NATURAL THAT THE LRT (KURAGWAN LINE) SHOULD EXTEND TO THE NEW VILLAGE. IT MIGHT BE PRUDENT TO ALLOW FOR A RAPID TRANSIT GUIDE WAY.

#3 MINIMIZE AUTOMOBILE TRAFFIC FROM TOWN CORE USING A WALKER VILLAGE MODEL RATHER THAN A MANAGED VILLAGE MODEL. UNDERGROUND PARKING OR REAR-ACCESS PARKING IS PREFERRED WITH APPEALING-ORIENTED TOWN-CORE AND TRANSIT TERMINUS AT OUR END.

If you wish, please provide your name, address, telephone number and/or e-mail address:

Tina W. Neal, 3719 Quarry Road, 604-991-2260
nwneal2@shaw.ca

The City of Coquitlam thanks you for taking time to complete this Comment Sheet.

PARTINGTON CREEK VILLAGE NEIGHBOURHOOD PLAN
Public Open House - November 29, 2006 at Leigh Elementary School

Comments:

#1

Presentations very well done ; questions / expertise matched.
Thank you.

#2

#3

If you wish, please provide your name, address, telephone number and/or e-mail address:

Allan Gulamsoo

Allan - Gulamsoo @ telus.net

The City of Coquitlam thanks you for taking time to complete this Comment Sheet.

PARTINGTON CREEK VILLAGE NEIGHBOURHOOD PLAN
Public Open House - November 29, 2006 at Leigh Elementary School

Comments:

#1

My interest is in suitable land available
for churches.

#2

I understand there is a provision for @
least one church in the village centre. I
would like more information about this and
what the city has in mind -- eg. size of land / church
that would be possible.

#3

what is the time line for a church development
in the village centre and/or other suitable areas.

If you wish, please provide your name, address, telephone number and/or e-mail
address:

Bill Gibson, 2025 Cameron Ave., Port Coquitlam, BC V3C 5T7
604-464-0510
wgibson1@shaw.ca

The City of Coquitlam thanks you for taking time to complete this Comment
Sheet.

PARTINGTON CREEK VILLAGE NEIGHBOURHOOD PLAN
Public Open House - November 29, 2006 at Leigh Elementary School

Comments:

#1

I LIVE ON WHAT YOU ARE CALLING MITCHELL CREEK, WHICH YOU SEEM TO BE WIDENING THE CREEK SETBACK, WHICH WOULD ^{NOW} ENCOMPASS ABOUT 98% OF MY ACRE INCLUDING ALL OF MY HOUSE - GREATLY LOWERING MY PROPERTY VALUE, RESALE VALUE OR FUTURE DEVELOPMENT VALUE ~~OR~~ ~~OR~~ EVEN REBUILD VALUE IF DAMAGED. CONSIDERING WHAT THE CITY IS PAYING ~~FOR~~ FOR LAND FOR CREEK SETBACKS + GOING BACK A FEW YEARS TO WHEN THE LARGER SETBACK WAS MORE OR LESS PUT INTO PLACE, I MAY HAVE TO FIGHT FOR PAYBACK OF PROPERTY TAXES FOR PAST YEARS PAID ON MUCH HIGHER VALUED PROPERTY.

#3

If you wish, please provide your name, address, telephone number and/or e-mail address:

The City of Coquitlam thanks you for taking time to complete this Comment Sheet.

Sign-in Sheet

| NAME | ADDRESS | Telephone + E-MAIL |
|--------------------------|-------------------------------|------------------------------------|
| JOHN FAUKER | 3665 CROUCH AVE. | 604-942-0461 |
| KEN SAFARIK | 1450 EDWARD ST | 604 941-3651 |
| PAT SAFARIK | " | " |
| (2) D & K COLWELL | 3685 VICTORIA DR | 604-942-0988 |
| George Erickson | 11 Maple Ridge Property owner | |
| CHERYL ZEPESKI | 1245 ROCKLIN DR | 604-941-7697 |
| CLARA BROLESE | 3438 ROXTON AVE | 604-941-2462 cbrolese@telus.net |
| Jim McNEIL | 3729 QUINCY ROAD | 604.941.2260 |
| Steve Vida | | |
| (2) Angela Gordon, Shaws | 3470 Baycrest Ave | 604-774-7589 |
| Quentin Boulton | 5591 No. 3 Rd. Lund, BC | 604-273-6688 |
| Kathy Willis | 3545 Baycrest Ave | 604-943-1177 rebygon@telus.net |
| (2) A. M. Bilgou | 1374 Edmond St. | 604 942-2097 |
| (2) J. N. Ledda | 3511 Victoria Dr | |

Sign-in Sheet

| | NAME | ADDRESS | Telephone + E-MAIL |
|-----|------------------------------|------------------------|--------------------|
| (2) | Armond Baker | 3717 Victoria Dr | 604 975-8015 |
| | Marvin Zeron | 3469 Baycrest Ave | 604-944-7454 |
| | TED WINGANOWE | 1091 SPRUCE AVE ALCOR. | 803-0483 |
| (2) | ^{SURREY} SANDY KUMF | 3539 VICTORIA DR. | 604-552-2399 |
| (2) | ED & BARR KLOCK | 3535 BAYCREST AVE. | 604 701-2679 |
| | Jeannie Chan | 321 Spruings Ave Rly | 604 671-0811 |
| | Ernie [unclear] | 3155 CEDAR ST | 604 441 2178 |
| | Kevin [unclear] | 3655 CADILLAC AVE | 604 941 3791 |
| | MAI MATHESON | 3657 VICTORIA DR | 604 945-7522 |
| | Ken [unclear] | 1440 [unclear] SE | |
| | ALAN GAVAN-BOS | 3630 DAWN AVE | 604 942 2751 |
| | LYDIA STOLICH | 4225 CEDAR DR | 604 344-1081 |
| | Norma Zeron | 3469 Baycrest Ave | 604-944-7454 |
| | Bill Gibson | 2025 Cameron Ave | 604-469-1110 |

Sign-in Sheet

| NAME | ADDRESS | Telephone + E-MAIL |
|-------------------|----------------------|--------------------|
| FRANZ PROKOP | 3520 - HIGHLAND DR. | 468 7551 |
| (2) SMITH, A | Victoria Dr. | |
| STEVE VIDA | 3690 VICTORIA DR. | |
| VICTOR LOCK | 3525 VICTORIA DR | 942-7492 |
| RICHARD SCHROEDER | 1239 BURKE MTN ST | 604 464 4511 |
| DAVE BROWN | 1070 VICTORIA DR | 604 942 9130 |
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**SUMMARY OF COMMENTS ARISING FROM THE NOVEMBER 29, 2006
PUBLIC OPEN HOUSE FOR THE PARTINGTON CREEK VILLAGE NEIGHBOURHOOD PLAN**

Land Use Plan and Designations

- Will there be opportunities to change proposed land use designations in the neighbourhood plan?
- The design of the village centre should be pedestrian oriented with no cars, trucks or buses allowed in designated areas, and underground parking facilities should be provided for residents and businesses (Whistler Village incorporates these measures).
- Will places of worship (e.g. church) be considered in the development of the village centre? When might a church development in the village centre be considered?
- Incorporating a village plaza or commons in the village centre would help support the area's vitality and the economic viability of future businesses.
- It is expected that some adjustments to land use designations will occur during the neighbourhood planning process to help ensure the plan addresses the requirements outlined in the Northeast Coquitlam Area Plan (NECAP) for example housing targets, community design principles and development and servicing capacity limits, as well as other City policies and regulations, and the land use and development interests of property owners in the area.
- In accordance with the policies and the community design principles of the NECAP it is intended that the village centre be a highly attractive pedestrian oriented area incorporating a mix of residential, community and commercial/retail uses. The ultimate appearance of buildings in the centre will depend on the establishment of design guidelines for the area and in part on the timing, economics and adaptability of development. Since the November 2006 open house, a design charette (workshop) has been conducted to generate alternate designs for the Partington Creek Village centre.
- In accordance with the NECAP policies, it is envisioned that the village centre will be a focus for key institutional uses in Northeast Coquitlam including a place of worship, as well as a future library, daycare and direct bus service to neighbouring residential areas and Coquitlam Town Centre. NECAP recognizes the need for places of worship and includes policy guidance for the general location as well as development guidelines for these uses. Some development in the village centre may begin after a neighbourhood plan is adopted; however, the preferred mix of uses has not yet been determined.
- The policies of the NECAP acknowledge the importance of incorporating a village square or green (i.e. village plaza or commons) near the future library in the village centre as well as the future transit hub and other key amenities. Additional details concerning the integration and design of a village square or green for the village centre will be determined through the Partington Creek Village Neighbourhood Plan (PCVNP) process.

**SUMMARY OF COMMENTS ARISING FROM THE NOVEMBER 29, 2006
PUBLIC OPEN HOUSE FOR THE PARTINGTON CREEK VILLAGE NEIGHBOURHOOD PLAN**

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| <p>Land Use Plan and Designations cont'd/</p> <ul style="list-style-type: none"> • Can additional lands located just outside the eastern boundary of the neighbourhood plan area be included in the planning process? | <ul style="list-style-type: none"> • NECAP requires that neighbourhood plans be supported by integrated watershed management plans (IWMPs). Three neighbourhood plans have been completed in the Northeast to date, all of which are supported by the Hyde Creek Integrated Watershed Management Plan (HCIWMP). A small portion of the lands along the western edge of the Partington Creek Village Neighbourhood Plan area are located in the Hyde Creek Watershed. The remaining lands in the neighbourhood plan area are located in the Partington Creek Watershed. An IWMP for the Partington Creek Watershed is currently under preparation in coordination with the neighbourhood plan process. Lands to the east of Partington Creek Neighbourhood Plan are outside the boundaries of the watershed and have therefore not been included in this process. |
| <p>Environment, Watercourses and Riparian Areas</p> <ul style="list-style-type: none"> • The geological stability of the area should be investigated before significant development takes place. | <ul style="list-style-type: none"> • Geotechnical investigations are required prior to the development of roads and infrastructure in the area to help ensure they are properly engineered and designed and will perform as required and safely. A series of preliminary geotechnical analyses were undertaken to support the preparation of the NECAP including: Preliminary Geotechnical Risk Identification in Northeast Coquitlam (January 1997 Coquitlam Engineering Department); Northeast Coquitlam Terrain and Watershed Study (April 1998, Dayton & Knight); Hydrogeological Assessment – Hyde Creek Integrated Watershed Management Plan (April 2003, Piteau Associates); and, Hydrogeology Inventory – Partington Creek Integrated Watershed Management Plan (April 2006, Gartner Lee for Kerr Wood Leidal Associates). More detailed geotechnical and engineering analyses will be required as part of future rezoning and subdivision applications for lands in the neighbourhood prior to development. |

**SUMMARY OF COMMENTS ARISING FROM THE NOVEMBER 29, 2006
PUBLIC OPEN HOUSE FOR THE PARTINGTON CREEK VILLAGE NEIGHBOURHOOD PLAN**

**Environment, Watercourses and Riparian
Areas cont'd/**

- It is important to have adequate setback areas established to protect streams, riparian areas, trees and wildlife.
- Some private properties appear to be greatly impacted by the potential riparian setback areas.
- Impact of development in the area on riparian areas including Deboville Slough.
- It is important to ensure that storm water runoff is properly handled to avoid flooding and negative impacts on the environment.
- The future neighbourhood plan will include, in concept, proposed riparian setback areas based on environmental assessments of the riparian areas in accordance with the City's Riparian Area Regulations.
- Riparian areas identified in the Neighbourhood Plan are conceptual in nature and are prepared by registered professionals in consultation with City staff and local residents.
- Specific setbacks are determined at subsequent rezoning and subdivision application stages and will reflect Council's direction of February 20, 2006 and subsequent decisions on Zoning Bylaw amendments regarding riparian area regulations.
- A significant amount of the established green space and vegetation in the plan area will be protected in riparian areas, steep unbuildable areas and in parks and recreational spaces. The planting of street trees and required tree plantings as part of future development will also contribute to the amount of vegetation in the area.
- The safe absorption and diversion of storm water runoff is one of the key goals of the Partington Creek Integrated Watershed Management Plan (PCIWMP). Opportunities to handle this runoff are being identified as the PC IWMP is developed.
- Silt control will also be incorporated in the Partington Creek Integrated Watershed Management Plan (PCIWMP) in advance of development in the neighbourhood plan area.

**SUMMARY OF COMMENTS ARISING FROM THE NOVEMBER 29, 2006
PUBLIC OPEN HOUSE FOR THE PARTINGTON CREEK VILLAGE NEIGHBOURHOOD PLAN**

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| <p>Environment, Watercourses and Riparian Areas cont'd/</p> <ul style="list-style-type: none"> In addition to salmon and other fish there are numerous species in the area such as bear, cougar, bobcat, shrew and many others that would be impacted by development in the neighbourhood plan area. | <ul style="list-style-type: none"> Wildlife assessments have been included as part of previous environmental assessments undertaken in Northeast Coquitlam (Kotyk Environmental Management Services, 1992 and Berris & Associates, 1995). Subsequent environmental assessments have been undertaken to augment this work including an: Environmental Review by ECL Envirowest (April 2004) for the Hyde Creek Integrated Watershed Management Plan (Associated Engineering Ltd); Environmental Assessments by ENKON Environmental for the Upper Hyde Creek Village Neighbourhood Plan (2004), Lower Hyde Creek Village Neighbourhood Plan (2002) and Smiling Creek Neighbourhood Plan Area (2005); and an Environmental Assessment by Ken Summers Biological Services (November 2006) for the Partington Creek Integrated Watershed Management Plan (Kerr Wood Leidal Ltd). More detailed environmental assessments will be required as part of future rezoning and subdivision applications for lands in the neighbourhood prior to development. |
| <p>Roads and Servicing</p> <ul style="list-style-type: none"> The route selection and timing of the extension of David Avenue east of Burke Mountain Creek is important to residents and property owners. The recent and ongoing installation of municipal infrastructure along Coast Meridian Road and Victoria Drive demonstrates the urgent need to develop alternate road connections to serve the NE Coquitlam area. | <ul style="list-style-type: none"> Traffic engineering analysis related to the selection of the preferred route for the extension of David Avenue east of Burke Mountain Creek through the Partington Creek Village Neighbourhood Plan (PCVNP) area is nearly complete. The results of that analysis will be incorporated into the neighbourhood plan process. Staff will continue to monitor traffic operations in the NE Coquitlam area as the installation of new municipal infrastructure proceeds. |

**SUMMARY OF COMMENTS ARISING FROM THE NOVEMBER 29, 2006
PUBLIC OPEN HOUSE FOR THE PARTINGTON CREEK VILLAGE NEIGHBOURHOOD PLAN**

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| <p>Roads and Servicing cont'd/</p> <ul style="list-style-type: none"> • Improved transit service is needed in Northeast Coquitlam. • The development of attractive cycling paths for commuting and recreational purposes with reasonable grades that also connect with neighbouring areas is of interest to some residents. | <ul style="list-style-type: none"> • Improved transit linkages to Coquitlam Regional Town Centre and to planned LRT services are envisioned in the NE Coquitlam Area Plan and existing neighbourhood plans and will be established when warranted by increased population and ridership. Translink has no plans to extend LRT across the Coquitlam River to NE Coquitlam. • The NECAP and the provisions of the Upper and Lower Hyde Creek Village and Smiling Creek Neighbourhood Plans recognize the importance of cycling for commuting and recreation. The Partington Creek Village Neighbourhood Plan (PCVNP) will include a cycling network concept plan. |
| <p>Parks, Trails and Greenspaces</p> <ul style="list-style-type: none"> • Public trails may impact the privacy, security and property of existing residents of the neighbourhood. • Could the lands of Fremont Park be developed for uses other than those for a park? • Northeast Coquitlam should have a major city park including sports fields and facilities to help support the recreational and sporting demands of residents. | <ul style="list-style-type: none"> • Staff recommends that the neighbourhood plan include specific policy statements and principles which recognize public concerns regarding property and security impacts of trails which will also help guide the long term implementation of a suitable trail network in the PCVNP area. • Civic trails are one of the most heavily used public amenities in the City. To support that demand, it is the City's policy to develop trails over time throughout the City including newly developing neighbourhoods. • Fremont Park was established through a civic referendum. The City has no plans to develop Fremont Park except for park purposes. • The policies of the NECAP recognize the need for the City and other partners to pursue the eventual development of a major city park in Northeast Coquitlam comprising competition-sized sports fields, concessions, washrooms, children and youth facilities and family recreation area. |