

July 21, 2006

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To: City Manager

From: General Manager Planning and Development

Subject: **Partington Creek Village Neighbourhood Plan:  
Proposed Neighbourhood Boundary, *Local Government Act* Section 879  
Consultation Requirements, Planning Process and Schedule – 05 008381 RZ**

For: **Committee of the Whole**

**Recommendation:**

That Council, having given consideration to the requirements of Section 879 and other relevant sections of the *Local Government Act*:

- 1) Approve the geographic boundaries for the Partington Creek Village Neighbourhood Plan, as defined herein;
- 2) Authorize staff to prepare the Partington Creek Village Neighbourhood Plan (PCVNP) as per the general work plan outlined herein;
- 3) Direct staff to seek input from interested residents through the formation of a Neighbourhood Working Group made up of residents of Northeast Coquitlam who live within the proposed neighbourhood boundary as well as representatives from the Northeast Coquitlam Rate Payers Association;
- 4) Direct staff to consult with the broader public via public open houses scheduled at key milestones in the process;
- 5) Direct staff to advise the City of Port Coquitlam, School District #43 (Coquitlam), Ministry of Environment, Fisheries & Oceans Canada regarding the initiation of the Partington Creek Village Neighbourhood Plan; but
- 6) *Not* require consultation with:
  - the Board of the Greater Vancouver Regional District given that the application is consistent with the Regional Context Statement's policy commitments;
  - the Board of any other Regional District since none are considered to be affected by the proposed neighbourhood planning process; nor
  - any greater boards or improvement districts, as none are considered to be affected by this application.

**Executive Summary:**

Staff are requesting authorization to prepare a neighbourhood plan for the Partington Creek Village area, the easternmost urban neighbourhood area planned in Northeast Coquitlam.

This report provides information on the Area and Neighbourhood Plan planning context of Northeast Coquitlam that is applicable to the proposal, identifies the principal phases of the Partington Creek Village Neighbourhood Plan workplan, and outlines the proposed public consultation strategy to satisfy the requirements of Section 879 of the *Local Government Act (LGA)*.

**Background:**

***Neighbourhood Plan Process – Planning Context***

One of the principal implementation tools for the Northeast Coquitlam Area Plan (NECAP) is the preparation of more detailed neighbourhood plans that provide for the planned, orderly development of the area and the rational extension of services. In September 2001, Council adopted a comprehensive framework for the preparation of neighbourhood plans and land use concepts, including the consultation processes to address the statutory requirements of Section 879 of the *Local Government Act (LGA)*.

A Neighbourhood Plan (NP) focuses on a well-defined “planning unit” within the NECAP area, typically a logically functioning neighbourhood having its own schools, park facilities, and local amenities. Each NP details the location of various housing forms and land uses, including parks, schools, and open spaces. A NP also outlines how the area is to function in terms of streets and utilities and it will determine, to the extent possible, the scheduling of servicing. The NP sets the foundation upon which approvals of future rezoning and subdivision applications will be considered, ensuring the orderly progression of development.

***Proposed Neighbourhood Plan Boundary***

The planning process for the PCVNP will be somewhat unique because the proposed neighbourhood plan area is large, encompassing parts of both the Hyde Creek and Partington Creek Watersheds. The proposed neighbourhood is bounded to the west by the Smiling Creek Neighbourhood Plan boundary, to the north by the upper boundary of Neighbourhood B, to the south by Victoria Drive, and to the east by Cedar Drive. The proposed neighbourhood plan area (Attachment A) includes most of the remaining urban neighbourhood areas identified in the NECAP, except those to the east of Cedar Drive, which are located within the McLean Creek Watershed; those lands lie between the northern-most neighbourhood areas identified in the plan and Pinecone Burke Mountain Provincial Park; and the lands identified in the north for development reserve. The proposed neighbourhood is approximately 365 hectares (902 acres) in size. The Northeast Coquitlam Area Plan envisions the development of approximately 4,000 dwelling units in the Partington Creek neighbourhood, ranging in density from less than 3 to as high as 60 units per hectare.

**Background:** cont'd/

***Proposed Neighbourhood Plan Boundary*** cont'd/

The PCVNP area also differs from the other neighbourhood plan areas in Northeast Coquitlam because the City owns a significant amount of land in the neighbourhood (23 percent of proposed neighbourhood area), including all of the land intended for the village core. This area contains most of the higher density units planned for the Northeast Coquitlam area as well as the commercial centre and transit hub for the entire Northeast.

***Proposed Planning Process and Schedule***

The planning process to prepare the Partington Creek Village Neighbourhood Plan is divided into five principal phases as outlined below. At its regular meeting of May 15, 2006 Council awarded the PCVNP contract to LANARC Consulting Ltd. as lead planning consultants to undertake the necessary land use and servicing planning. The process will be led by City staff and supported by an interdepartmental staff team and is modelled on the Upper and Lower Hyde Creek Village and Smiling Creek Neighbourhood planning processes.

***Phase 1- Consultation Framework and Neighbourhood Working Group (Summer 2006)***

- The consultation process will include establishing a neighbourhood working group comprised of residents from the proposed plan area and a representative from the Northeast Coquitlam Ratepayers Association. Public Open Houses will be held at key milestones in the plan development process. The City's website will be used to provide status reports to the public. The Ministry of Environment, Fisheries and Oceans Canada, School District #43, and the City of Port Coquitlam will be notified of the initiation of the neighbourhood planning process and invited to provide input at key milestones.

***Phase 2 – Background research and base mapping, opportunities and constraints (Summer/Fall 2006)***

- Key elements of this phase include critical base mapping and survey work, necessary environmental assessment and the identification and analysis of opportunities and constraints related to biophysical conditions, stormwater, parks, open space, transportation, water and sanitary services, district energy and urban form and character.

***Phase 3 – Generate land use plan options (Fall 2006 and Winter 2007)***

- Phase 3 includes the development and analysis of three land use plan options and incorporates technical analyses completed during Phase 2 of the process. In addition, a design workshop to generate alternative design concepts for the form and character of the village centre is being scheduled for late fall 2006.

**Background:** cont'd/

***Proposed Planning Process and Schedule*** cont'd/

*Phase 4 – Select and refine preferred land use plan and generate servicing concepts (Spring/Summer 2007)*

- Phase 4 involves the preparation of a preferred neighbourhood plan and servicing concept plans for the neighbourhood.

*Phase 5 – Forward preferred land use plan and servicing concepts to Council for consideration and referral to Public Hearing (Fall 2007)*

- Following the development of a preferred land use plan, staff will prepare a draft neighbourhood plan bylaw and report for Council's review. This documentation will also outline the key steps required to implement the plan.

***Proposed Public Consultation Process***

The public consultation process proposed for the neighbourhood planning process is similar to that followed by the City for other neighbourhood plans. Specifically, Section 879 of the *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. In particular, Council must:

- a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing;
- b) specifically consider whether consultation is required with:
  - the Board of the Regional District in which the area covered by the Plan is located, in the case of a Municipal OCP;
  - the Board of any Regional District that is adjacent to the area covered by the Plan;
  - the Council of any municipality that is adjacent to the area covered by the Plan;
  - First Nations;
  - School District Boards, Greater Boards and Improvement District Boards;
  - the Provincial and Federal Governments and their agencies.

These requirements can be addressed through Council endorsement of the proposed comprehensive public involvement program for the preparation of the PCVNP outlined below.

1. Advise 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 consult with them on relevant issues as they arise.

**Background:** cont'd/

***Proposed Public Consultation Process*** cont'd/

2. Notify residents and owners of property located within the PCVNP area of the initiation of the planning process, outline the work plan and invite them, along with a representative of the Northeast Coquitlam Ratepayers Association, to become members of a Neighbourhood Working Group (NWG). Council may appoint to the NWG a select number of individuals who express interest. The role of the NWG is to review, comment and advise on the work prepared by the planning team, and to act as representatives of the Partington Creek Village Neighbourhood area and the larger Northeast Coquitlam community as the planning process unfolds.
3. The public will be able to review and provide comment on the development of the Partington Creek Village Neighbourhood Plan through at least three public information open houses. Each open house will be advertised in advance in a local newspaper, on the City's website and via newsletters.
4. The public will also receive information about plan progress from postings on the City's web site.

The proposed public consultation program will help ensure early, ongoing, and thorough consultations with neighbourhood stakeholders and interested parties.

**Conclusion:**

Based on the work plan and public consultation process proposed, staff recommend that Council:

- approve the geographic boundaries of the proposed Partington Neighbourhood Plan area as illustrated on Attachment A;
- authorize staff to prepare the Partington Creek Village Neighbourhood Plan consistent with the scope of work and expectations outlined in Council's adopted framework for neighbourhood planning;
- approve the proposed *Local Government Act* Section 879 public consultation plan outlined in this report.

J.L. McINTYRE, MCIP

AY/NC/lmc/ms

Attach.