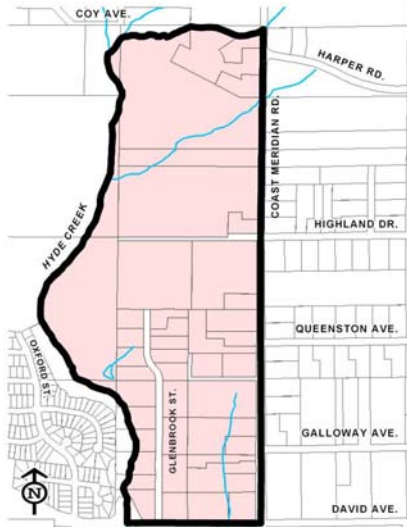


# UPPER HYDE CREEK VILLAGE NEIGHBOURHOOD PLAN

NEWSLETTER #2

July 2003



Upper Hyde Creek Village Neighbourhood Plan Area

## WHAT IS A NEIGHBOURHOOD PLAN?

### What is an OCP?

An Official Community Plan (OCP) is a general framework that outlines a municipality's goals, objectives and policies for land use, transportation, servicing and the form and character of development for the future. The *Citywide Official Community Plan – Northeast Coquitlam Area Plan* is the City's plan to guide future land use change in Northeast Coquitlam.

### What is a Neighbourhood Plan?

A Neighbourhood Plan is a more detailed plan for a specific neighbourhood that shows, with greater precision, the type, size and location of housing and other land uses, based on the direction given in the OCP. A Neighbourhood Plan also identifies environmentally sensitive areas, school and park sites, transportation networks including major road, pedestrian, bicycle and transit routes as well as municipal services such as water and sewers.

## LAND USE CONCEPTS REVIEWED BY PUBLIC AT SECOND OPEN HOUSE

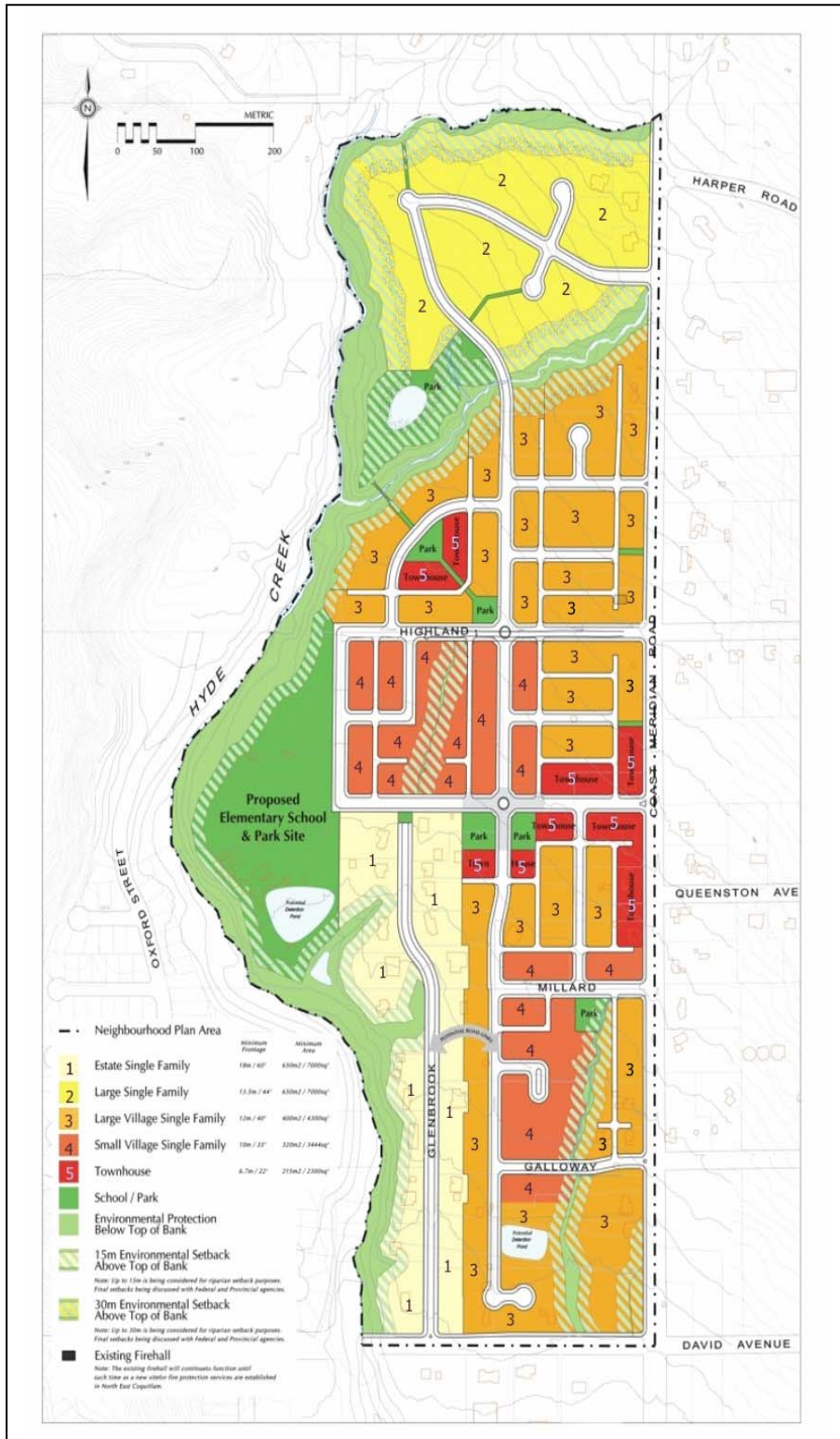
On the evening of June 10<sup>th</sup>, 2003, a second Public Open House was held for the Upper Hyde Creek Village Neighbourhood Plan area at Victoria Drive Hall. This event also presented the work to date on the Lower Hyde Creek Village Neighbourhood Plan area.

Subsequent to City Council's authorization, work on the Upper Hyde Creek Village Neighbourhood Plan began in the Fall of 2002. The major land owner in the area – Wesbild Holdings Ltd. – is preparing a Neighbourhood Plan that, when completed, will be put before Council for its consideration. Wesbild has engaged planning and engineering consultants to do the planning work.

At the June 10<sup>th</sup> Open House, several presentation boards were displayed showing a number of land use options each of which was evaluated and considered. A composite plan that included the best features of the alternatives was presented as the preferred land use concept. City of Coquitlam staff, the consultant team and Wesbild Holdings Ltd. representatives were available to discuss the presentation materials. Comment sheets provided an opportunity for the public to record written comments on the work to date.

During this Neighbourhood Planning process, three public events are expected to be held; the first was in September 2002 and the June event was the second. The next stage of the Neighbourhood Plan process is to prepare a final draft land use plan and the text for the Neighbourhood Plan document. Once prepared, these materials will be presented for review at a third Public Open House.

**THE COMPOSITE PLAN DISPLAYED ON JUNE 10<sup>th</sup>, 2003**



**Composite Plan Highlights**

- Park and school as neighbourhood focal points
- Local parks and green spaces throughout the neighbourhood
- Mix of housing types – large, medium and small single family lots, plus some ground-oriented townhouses (2-3 storeys)
- Road pattern promotes street connectivity and keeps vehicle speeds low, while discouraging through traffic
- Conserves natural habitat areas and protects creeks (setbacks are still to be finalized)

[www.coquitlam.ca](http://www.coquitlam.ca)

The key presentation boards (in colour) from the June 10<sup>th</sup> Public Open House and an overview of the Neighbourhood Plan process can be viewed at the City's website. Follow the links to information under "Northeast Coquitlam Area Plan".

## WHAT YOU HAD TO SAY

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### COMMENTS RECEIVED FROM THE PUBLIC AT THE JUNE OPEN HOUSE

City Council will receive copies of all written comments by the public arising from the Open House. The following, however, is an overview of the issues and concerns that were raised and that will guide further work on the Upper Hyde Creek Village Neighbourhood Plan:

#### **Roads**

- A bridge over the Coquitlam River and improvements to the major road system are needed as soon as possible.
- The long-term (ultimate) configuration of Glenbrook Street is of great concern to existing residents. Many would prefer that Glenbrook Street not be connected through for vehicular traffic at its north end. How the Glenbrook area integrates into the broader neighbourhood is an issue that requires further work.
- A number of specific operational traffic issues were raised including the need for signalization at major intersections.
- The location of the local access road from Coast Meridian to the upper portion of the neighbourhood (opposite Harper Road) may need to be reviewed.

#### **Parks and Leisure**

- School/park location along Hyde Creek will create a nice ambiance.
- Concerns about stormwater detention ponds in some parks were identified by several participants.

#### **Land Use**

- The proposed mix of housing types that includes single family and some street-oriented townhomes shown in Composite Plan was generally well supported.
- A number of participants indicated that some ground-oriented housing for older residents who want to remain part of the community was desirable.
- Some concerns about the transition between existing large lot single family homes (along Glenbrook Street, for example) and the proposed locations for townhomes were raised.

#### **Environment**

- Some concerns were raised about the classification of some watercourses as environmentally sensitive watercourses.
- Various perspectives were expressed relating to environmental preservation and more specifically, to setback requirements. Some believe that senior agency standards are excessive while for others, current agency setbacks are inadequate.

#### **Implementation**

- Several participants indicated that they were anxious to have the Neighbourhood Plan approved so that the building of the community could begin.

**FACTS ABOUT THE UPPER HYDE CREEK VILLAGE NEIGHBOURHOOD PLAN AREA**

**LAND OWNERSHIP**

• Number of land parcels in Upper Hyde Creek Village	43
• Total land area	59 hectares (146 acres)
• Number of properties less than 2 acres in size	30 (70%)
• Largest property owner	Wesbild Holdings Ltd. (28 hectares)

**RELATED INITIATIVE:  
HYDE CREEK INTEGRATED WATERSHED MANAGEMENT PLAN**

Associated Engineering is preparing an Integrated Stormwater Management Plan for Hyde Creek. This study is being funded by both the City of Coquitlam and the City of Port Coquitlam. The objective is to establish a vision for the watershed -- to protect and enhance the aquatic and riparian environment while developing an integrated approach to stormwater management that will meet the premise of protecting life and property in the watershed. This plan will provide policies that will be integrated into the Neighbourhood Plans.



**COMING SOON! A THIRD PUBLIC OPEN HOUSE**

The next step in the process involves refinement of the composite land use plan to create a final draft land use plan. Policies and guideline for development will also be the drafted. Together, all this information will form the draft Neighbourhood Plan.

The draft Neighbourhood Plan will be presented at another Public Open House, at which you will again have the opportunity for review and comment.

**FOR FURTHER INFORMATION PLEASE CONTACT:**

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Please see the City’s website [www.coquitlam.ca](http://www.coquitlam.ca) for further information and the latest updates about the Upper Hyde Creek Village Neighbourhood Plan. Follow the links to “Northeast Coquitlam Area Plan”.