



City of Coquitlam

Austin Heights Neighbourhood Plan

1.0 BACKGROUND	1
1.1 Welcoming Innovative and Sustainable Investment in Neighbourhoods	1
1.2 Relationship with the CWOCP and the SWCAP	1
1.3 Austin Heights Today	2
2.0 AUSTIN HEIGHTS TOMORROW	3
2.1 Vision and Guiding Principles	3
2.2 Land Use Concept	3
3.0 LAND USE ELEMENTS	5
3.1 Neighbourhood Centre	5
3.2 Medium Density Apartment	8
3.3 Neighbourhood Attached Residential	8
3.4 One Family Residential	9
3.5 Parks, Recreation and Natural Areas	10
4.0 INFRASTRUCTURE AND SERVICING	12
4.1 Transportation	12
4.2 Utilities and Infrastructure	16
4.3 Environment	17
5.0 IMPLEMENTATION AND MONITORING	18
5.1 Achieving Plan Goals	18
5.2 Monitoring	18
6.0 GUIDANCE OF NEW DEVELOPMENT	19

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City of Coquitlam

Austin Heights Neighbourhood Plan



7.0 SCHEDULES

Schedule A – Land Use Designations Map

Schedule B – Neighbourhood Centre Hierarchy Of Streets Map

Schedule C – Urban Structure Plan

Schedule D – Bicycle Network Plan

AUSTIN HEIGHTS NEIGHBOURHOOD PLAN

SECTION 1 – BACKGROUND

1.1 Welcoming Innovative and Sustainable Investment in Neighbourhoods

The Austin Heights Neighbourhood Plan sets out a general, 20-year land use and servicing framework to allow Council to consider all development proposals in the neighbourhood. City Council welcomes and encourages innovative applications that build on the neighbourhood’s existing assets while creating a distinctive neighbourhood with a vibrant commercial core that is attractive, livable, walkable and safe. The Plan reinforces Coquitlam’s dedication to strengthening Coquitlam’s established neighbourhoods.

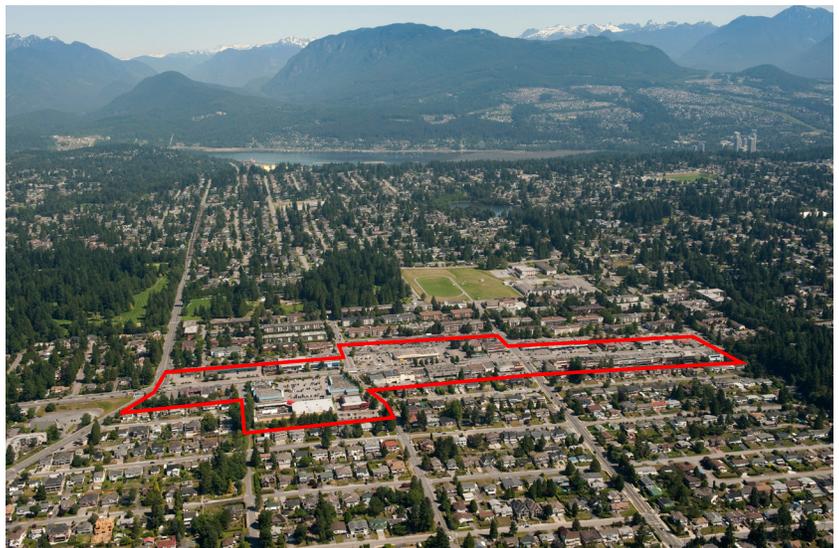
The development of this Plan is the result of an extensive community consultation process. Plan policies seek to re-energize and revitalise this important neighbourhood by building on its many strengths and look to the future through the creation of a walkable, compact, complete, community which provides a balance of housing and jobs.

1.2 Relationship with the Citywide Official Community Plan and the Southwest Area Plan

Neighbourhood plans play an important role in the City’s growth management strategy as set out in the Citywide Official Community Plan (CWOCP). The Austin Heights Neighbourhood Plan is part of the CWOCP and has been guided by high-level City policies which foster the creation of compact, complete communities which will accommodate the City’s growing and changing population.

The Plan also implements the “Centres Strategy” outlined in the Southwest Coquitlam Area Plan which focuses growth and development in

Figure 1: The Austin Heights Commercial Core in the heart of the Austin Heights Neighbourhood





1.2 Relationship with CWOCP - continued

neighbourhood centres that promote the efficient delivery of services, amenities and public and private investments.

The transition of form and character for both public and private lands as they are developed over time will be guided by the Development Permit Guidelines found in this Plan.

1.3 Austin Heights Today

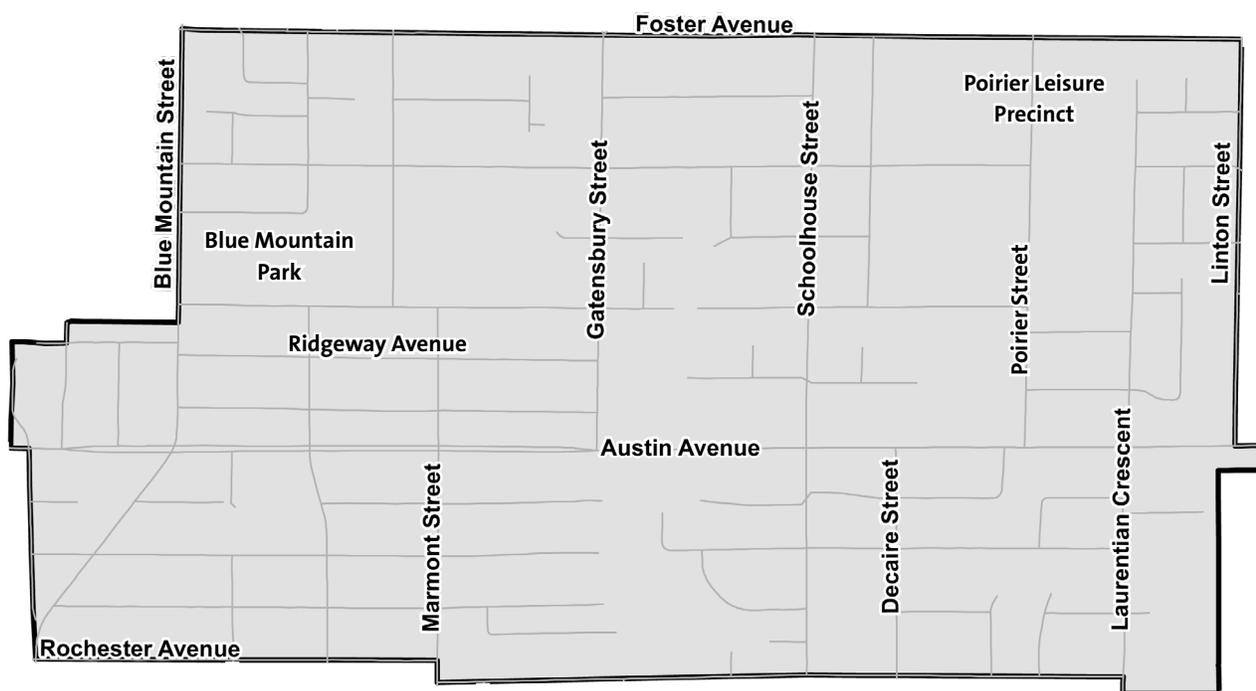
The Plan extends roughly from Foster Avenue in the North to Rochester Avenue in the south and from Blue Mountain Street/Joyce Street in the west to Linton Street in the east, as shown in Figure 2.

Austin Heights began to develop rapidly as a bedroom community in the post-war period. Development was further accelerated by the opening of the Lougheed Highway in 1953 and the Trans-Canada Highway in 1964.

Located in the heart of Southwest of Coquitlam, the auto-oriented commercial strip functions as a neighbourhood shopping area primarily serving local residents. A large portion of Austin Heights is made up of single family homes on larger lots, with a concentration of multi-family housing closer to the commercial centre of the neighbourhood.

Austin Heights can be defined by its proximity to amenities in the community, such as schools, the Poirier Leisure Precinct, parks and sport fields. Austin Heights is also defined by its natural features, such as the slope, south-facing views, ravines and streams.

Figure 2: The Austin Heights Neighbourhood Plan Boundary



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SECTION 2 - AUSTIN HEIGHTS TOMORROW

2.1 Vision and Guiding Principles

Austin Heights is a vibrant community-oriented neighbourhood known for its accessibility, diversity and amenities. Its commercial main street is a distinctive, local shopping destination for Coquitlam residents.

-Developed in consultation with the local community.

Guiding Principles

The following principles have guided the development of the Plan:

- › Recognize the importance of the City's network of centres in addressing growth as a key element of the City's growth management strategy;
- › Recognize neighbourhoods such as Austin Heights as basic "building blocks" of the community;
- › Develop Austin Heights as a distinctive neighbourhood 'main street' shopping destination for Coquitlam;
- › Introduce mixed-use (residential above street level commercial) buildings in the commercial district;
- › Provide more housing choices to meet the needs of existing and future residents of differing incomes and at all stages of the life cycle;
- › Respect the existing single-family areas as the largest land use element of the plan.
- › Encourage a variety of residential densities and building heights that take advantage of the sloping topography and views;
- › Design the neighbourhood to encourage more walking, cycling and transit use;
- › Ensure greater connectivity to all areas within the neighbourhood.
- › Support an active population through the continued provision of high quality parks and civic, sport, and community facilities;
- › Demonstrate the importance of sustainability in building design, transportation choices, supportive densities, public realm design and green and open space;
- › Encourage a reduction in Community Greenhouse Gas emissions through greater transportation choice and improvements in building siting, design and landscaping.



Artist's vision for Austin Heights

Public Realm refers to all those parts of the built environment which allow public access. It encompasses: all streets, squares and other rights of way, open spaces and parks; and semi-public spaces.



2.2 Land Use Concept

The Plan will strengthen many of the existing features of the neighbourhood to create a compact, complete community including a balance of jobs, a range and mix of housing types, access to sustainable transportation choices and schools, complemented by parks and leisure amenities. The plan also responds to the community's desire for an enhanced public realm in the commercial core.

The Plan envisions an additional 5,000 residents and approximately 50,000 m² of total commercial floor space over the 20-year time frame of the plan. Key elements of the land use concept include:

- › The transition of the neighbourhood commercial core to a high-density mixed-use area with a focus on pedestrians, cyclists and transit users. This commercial area is envisioned to meet the needs of the local neighbourhood while serving as a shopping destination and employment centre for the broader community;
- › The addition of new smaller areas of medium-density residential uses south of the commercial core to act as a buffer between the core and adjacent lower density residential areas;
- › An expansion of the existing Neighbourhood Attached Residential designation and the introduction of new small-scale, ground-orientated housing types in either attached or detached forms.
- › Maintaining and protecting the majority of the one-family residential area as an important part of the housing mix, while allowing select opportunities for secondary suites and home-based business, where appropriate.
- › Balancing additional growth with the provision of parks and recreation facilities, pursuant to the update of the existing Parks, Open Space and Leisure Facilities Master Plan.

2.2 Land Use Concept - continued

2.2.1 Design Vision

- a) Austin Avenue is a high-density, mixed-use and transit oriented corridor with a range of active commercial uses including retail and office with residential located above. A strong streetwall is proposed to define the street along with an improved public realm. A contemporary built form and character that emphasizes pedestrian access while accommodating large format commercial uses is proposed for this street.
- b) Ridgeway Avenue Walk is envisioned to be a distinct character area in the heart of the neighbourhood: a vibrant mixed-use, pedestrian focused, “shared street” with special streetscape and building character elements to distinguish it from the rest of the commercial core. As Shown on Schedule C.
- c) Central Vista Walk and the Secondary Pedestrian Walks are a series of north-south mid-block walkways and plazas to increase pedestrian connectivity through the neighbourhood. These spaces increase the opportunity for shops, cafes and restaurants to spill out into pedestrian areas. The “Walks” incorporate public art and a variety of streetscape elements, pedestrian amenities and are framed by adjacent buildings with active ground floor uses as shown on Schedule C.

Figure 3: An artist's vision for Austin Avenue.





SECTION 3 - LAND USE ELEMENTS

3.1 NEIGHBOURHOOD CENTRE

Schedule A of this Plan maps the designations described under this section. Corresponding zones to these designations are outlined in CWOCP Section 9, SWCAP Section 2.3

3.1.1 Description of Designation

The Austin Heights commercial core is located on Austin Avenue between Blue Mountain and Gatensbury Streets and on Ridgeway Avenue between Nelson and Marmont Streets. The area designated as Neighbourhood Centre accommodates a mix of office, retail, and high-density residential uses.

3.1.2 Rationale

The intent of the Neighbourhood Centre designation is to revitalize the existing commercial core and transform it into a highly walkable, vibrant high-density mixed-use area. The commercial core will be characterized by strong pedestrian-orientation with a 2-4 story streetwall, punctuated by a series of high-rise towers. This area will be connected with the nearby lower density residential area by developing a pedestrian-scaled environment that provides for the daily needs of neighbourhood residents and serves as a shopping destination and employment centre for the broader community.



3.1.3 Policies

- a) Create a high-density mixed-use neighbourhood commercial core with commercial, residential or employment living street frontage as shown on Schedule B.¹
- b) Redevelop Austin Avenue between Blue Mountain and Gatensbury Streets to create a strong pedestrian experience defined by a streetwall podium, punctuated by high-rise towers, with retail at grade and office and residential above.
- c) New developments should site buildings and towers in a manner that respects the opportunities for future redevelopment of adjacent parcels and effectivity addresses the transition between new and existing adjacent development.
- d) In conjunction with new development provide urban plazas and pedestrian mid block walkways that help to achieve the network of the pedestrian walks, as shown on Schedule C.
- e) All development within the Neighbourhood Centre designation shall obtain a Development Permit as outlined in Part 4 of the CWOCP.
- f) Work with developers to secure additional community amenities as part of new development including public and semi-private open space and facilities. This includes pedestrian green spaces between buildings and along street frontages.

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3.1.3 Neighbourhood Centre - continued



- g) A density bonus above the maximum base gross floor area, as specified in the *Zoning Bylaw*, may be offered in exchange for the provision of amenities or a specified financial share of the land value of the additional density to be applied towards the provision of amenities deemed by the City to have public benefit. Examples of these amenities include: affordable housing, community facilities such as parks, urban plazas, pedestrian corridors, public art and a bridge on King Albert Avenue over Como Creek for pedestrians and cyclists. Density bonus contributions will be allocated towards specific amenities as determined by Council.¹
- h) Require developments located at Gateways, as identified on Schedule C, to include elements that provide a high degree of design excellence and mark entry to the neighbourhood, such as:
 - i. Public art;
 - ii. Signage;
 - iii. Unique public space and plazas that convey a sense of entry;
 - iv. Distinctive lighting;
 - v. High-quality building material;
 - vi. Sculpted architectural form;
 - vii. Distinctive facades;
 - viii. High-quality site furnishings;
 - ix. Improve street presence; and
 - x. Streetscape treatments that signal entry to the neighbourhood.¹
- i) Strive to maintain and increase office space in the commercial core.
- j) Encourage a mix of local-serving shops and services with small varied frontages to reinforce the neighbourhood shopping character of the area.
- k) Work with the Austin Heights Business Improvement Association to retain existing businesses and recruit new small, independent businesses into the neighbourhood.
- l) The portions of the Neighbourhood Centre designation on the south side of Austin Avenue between Marmont and Gatensbury Streets and the portion located south of Charland Avenue, east of Lebleu Street, are limited to four storeys to provide an effective transition to the adjacent single-family areas. All other areas within the Neighbourhood Centre designation must not exceed a maximum building height of twenty-five storeys.¹
- m) Provide continuous street-oriented at-grade commercial or civic uses for all ground level frontages identified on Schedule B as **MANDATORY COMMERCIAL STREET FRONTAGE**.



3.1.3 Neighbourhood Centre - continued

- n) Provide continuous ground-oriented employment living or residential uses in the ground floor of all buildings along frontages identified on Schedule B as *RESIDENTIAL OR EMPLOYMENT LIVING STREET FRONTAGE*.
- o) Provide continuous ground-oriented commercial, employment living, residential or highly-transparent residential amenity uses in the ground floor of all buildings along frontages identified on Schedule B as *SECONDARY ACTIVE STREET FRONTAGE*.
- p) Commercial or mixed-use buildings generally four storeys in height may be considered where transition is desirable between areas designated for higher and lower building forms in the Neighbourhood Centre.
- q) Notwithstanding Policy CC2: Zoning of 9.0 Southwest Coquitlam Area Plan, the C-2 General Commercial zone will be considered a Corresponding Zone in the Neighbourhood Centre Plan Designation for the property at 1199 Austin Avenue (PID: 007-052-812).

3.2 MEDIUM DENSITY APARTMENT

3.2.1 Description of Designation

The Medium-Density Apartment land use designation accommodates a variety of multiple-family residential housing types including townhouses, stacked townhouses and medium-density apartment buildings.

3.2.2 Rationale

The Medium-Density Apartment designation is applied in key areas to provide a transition between the higher-density core and surrounding lower-density areas, contributing to increased residential intensity within walking distance of the neighbourhood core. This designation increases the possible range of housing options for current and future residents.

3.2.3 Policies

- a) Maintain the existing medium-density apartment area north of the commercial core, while accommodating select opportunities for redevelopment and/or increased density while following existing City policy regarding:
 - › Retention and replacement of existing market and non-market rental housing stock;
 - › Limiting the strata conversion of rental housing units;
 - › Ensuring that tenants displaced by redevelopment are protected through relocation assistance from the developer.
- b) Ensure that new medium-density residential development to the south of the commercial core provides an effective transition, in terms of building massing, to adjacent lower-density areas respecting slope, privacy and building heights;
- c) Work with developers to secure public and semi-private open space and facilities as part of new development. This includes pedestrian green spaces between buildings and along enhanced street frontages.

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3.3 NEIGHBOURHOOD ATTACHED RESIDENTIAL

3.3.1 Description of Designation

The Neighbourhood Attached Residential land use designation supports the City's Housing Choices initiative. This designation can accommodate small-scale ground-oriented housing.

3.3.2 Rationale

City Council supports the development of a range of new small-scale housing choices in areas close to neighbourhood centres that can accommodate a range of lifestyles, incomes, ages and abilities to provide increased housing choice for existing and future residents.

3.3.3 Policies

- a) Ensure that new developments build on the established ground-oriented character of the neighbourhood with regard to scale, massing, and architectural elements.

3.4 ONE FAMILY RESIDENTIAL

3.4.1 Description of Designation

The One-Family Residential land use designation accommodates existing one-family residential dwellings and ancillary uses such as parks and community/institutional uses. Over 45% of the land within the Plan boundaries will retain a One-Family Residential designation.

3.4.2 Rationale

The plan recognizes that the One-Family Residential designation is a valued housing type and provides an important part of the housing mix in Austin Heights. New development should respect the character of the existing neighbourhood.

3.4.3 Policies

- a) Retain the one-family character of lands designated One-Family Residential.
- b) Continue to provide opportunity for secondary suites and home-based businesses within single-family areas in accordance with the City's existing policies and regulations.



3.5 PARKS, RECREATION AND NATURAL AREAS

3.5.1 Description of Designations

The Parks and Recreation land use designation accommodates lands being used or intended to be used as public parks, and/or oriented to recreation and leisure uses.

The Natural Areas land use designation includes land that provides habitat for wildlife and fisheries values, the riparian areas adjacent to stream corridors and may include lands that are hazardous to development due to potential for land slippage, erosion, debris flows or flooding.



3.5.2 Rationale

Austin Heights is home to Blue Mountain Park and the Poirier Leisure Precinct, which provide a wide range of active and passive recreation opportunities both for the local neighbourhood and the wider Coquitlam community. Natural Areas lands provide habitat for fish and wildlife and form important stream protection areas.

3.5.3 Policies:

Parks and Recreation

- a) Explore opportunities to enhance, upgrade and expand existing parks, open space, sports fields and recreational amenities to accommodate current and future needs, pursuant to the update of the City's existing Parks, Open Space and Leisure Facilities Master Plan. The results of the update will include proposed improvements to be made in Austin Heights to support the growth proposed as part of this Neighbourhood Plan.
- b) Enhance the network of parks, recreation facilities, natural open space and greenways to support and encourage rehabilitation of habitat and provide educational and outdoor recreation opportunities that are respectful of wildlife and plant habitat.

Natural Areas

- c) Explore opportunities to enhance or rehabilitate natural areas in Austin Heights.

Civic Facilities

- d) Recognize the importance of the Poirier Leisure Precinct as an area-wide recreational and cultural resource. To reinforce and enhance this precinct the City will undertake a comprehensive master planning process that considers, among other components, adjacent land use, future recreation and sport needs, urban design, servicing, transportation, parking and other development elements.



3.5.3 Civic Facilities Policies - continued

- e) Explore opportunities to partner with School District 43 to expand, enhance and improve school facilities which benefit both the school and the community.

Public Art

- f) Explore opportunities for public art in partnership with the local community and/or new development in Austin Heights as a means to further develop the sense of place in the neighbourhood and/or reflect local history and culture.

Figure 4: The new Poirier Sport and Leisure Complex





SECTION 4 - INFRASTRUCTURE AND SERVICING

4.1 TRANSPORTATION

The Plan envisions a compact neighbourhood design (i.e. high-density mixed-use core area with a pleasant pedestrian environment) with a balance of transportation facilities that encourage people to walk, cycle and take the bus to and from shops, school, work, parks and leisure facilities.

Greater emphasis on more sustainable modes will help to promote a shift to walking, cycling and transit use, which help to reduce greenhouse gas emissions, support healthier lifestyles, and play a role in creating vibrant neighbourhoods.

Key elements of the pedestrian experience include distinctive “people places” proposed for the heart of the Neighbourhood Centre, as shown on Schedule C, to provide opportunities for people to sit, stroll, shop and linger:

- “Central Vista Walk” is a pedestrian walkway that connects Charland and Ridgeway Avenues between Nelson and Marmont Streets. It features a series of small interconnected urban pedestrian plazas, designed to improve north-south connectivity. It will provide opportunities for increased retail frontage and provide additional space for outdoor cafés and for people to meet and linger.
- “Ridgeway Avenue Walk” (Ridgeway Avenue between Marmont and Nelson) is a pedestrian focused commercial area parallel to Austin Avenue, with an intimate street experience and a distinctive public realm. This portion of the street also provides a location for neighborhood festivals and street fairs.
- Two “Secondary Pedestrian Walks” are proposed in the commercial area. One as a pedestrian continuation of Lebleu Street, north of Austin Avenue and the second is located mid-block between Marmont and Gatensbury Streets.

Proposed improvements to Austin Avenue, which is part of the Regional Major Road Network, will place a greater emphasis on the pedestrian experience while continuing to accommodate regional traffic and traffic generated by new development.

To support the land use densities envisioned in the plan will require an appropriate and supportable street network with appropriate facilities for various modes. The role and function of Blue Mountain, Marmont and other streets will be reviewed as part of the Strategic Transportation Plan update process.

The benefit of just one person living in a compact neighbourhood with transportation options is a saving of two tonnes of carbon emissions per year. This person drives up to 26 % less, and walks or bikes to destinations five to 10 times more often than a suburban dweller.

- cited in the BC Climate Action Toolkit

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An urban greenway is defined as an enhanced pedestrian and bicycle route (i.e. street landscaping including street trees, benches, bicycle facilities), primarily on City streets connecting key destinations and parks.

4.1.1 Pedestrian Policies

- a) Establish a vibrant pedestrian environment within the commercial core and enhance sidewalk connectivity and quality in residential areas.
- b) Provide pedestrian bulges at intersections, wider sidewalks and additional mid block crossings in the commercial core to improve pedestrian safety and reduce crossing distances.
- c) Enhance the existing mid-block crossing of Austin Avenue, integrating it with the Central Vista Walk. Explore opportunities to introduce additional mid-block crossings on Austin Avenue as shown on Schedule C.
- d) Provide small public urban plazas and access to new development adjacent to Central Vista Walk and the Secondary Pedestrian Walks to enhance connectivity and to provide a pleasant pedestrian connection through the commercial area.
 - The plazas and walks should provide an enhanced pedestrian experience through the introduction of sidewalk cafes, outdoor seating areas, storefront displays and public art. The Central Vista Walk should provide a strong visual connection to Ridgeway Avenue Walk;
- e) Minimize vehicle crossings (i.e. driveways) of the public realm along Austin Avenue and Ridgeway Avenue Walk, in support of pedestrian access over other modes.
- f) Ensure that the pedestrian environment is universally accessible accommodating those with visual, mobility and cognitive impairments including those who use wheelchairs and scooters.

4.1.2 Cycling Policies

- a) Through the Strategic Transportation Plan update process:
 - i) Include King Albert Street between Blue Mountain and Poirier Streets as a designated cycle route.
 - ii) Examine the potential for a Greenways Network providing urban linkages for pedestrians and cyclists that connect the areas parks, neighbourhood amenities, services, schools and residences with the commercial core as well as neighbouring areas.
- b) Examine the feasibility of constructing a pedestrian/cyclist bridge over Como Creek on King Albert Avenue to increase connectivity through the neighbourhood, as shown on Schedule D.
- c) Continue to monitor conditions on Foster Avenue as redevelopment occurs in Austin Heights, should traffic conditions change, explore alternative routes for cyclists in this area.
- d) Improve cycle amenities through the provision of bicycle parking and end-of-trip facilities at key destinations.



4.1.3 Transit Policies

- a) Continue to work with TransLink to achieve optimal transit service coverage, frequency, service reliability and connections to rapid transit stations as part of the Northeast Sector Transit Area Plan update.
- b) Coordinate with TransLink to identify Austin Avenue as a key east-west transit corridor and provide optimal transit frequency consistent with the increased density.
- c) Design on-street 'bus stops' to improve transit efficiency, comfort and accessibility of waiting passengers while improving the public realm on Austin Avenue.
- d) Enhance bus stops with adequate circulation space, pedestrian amenities, weather protection through shelters or awnings and waiting areas as part of the frontage improvements for new development.

4.1.4 Parking Policies

- a) Explore opportunities to increase the supply of on-street parking in the commercial core.
- b) Encourage parking turnover and efficient use of street parking in the commercial core and Poirier Precinct through the implementation of variable time limits and/or other parking management strategies.
- c) Consider the allocation of on-street parking spaces to serve car share/car co-op organizations.
- d) Facilitate Transportation Demand Management (TDM) measures as part of the redevelopment process to encourage walking, cycling and transit use.

Ridgeway Avenue Walk Vision



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4.1.5 Street Policies

- a) Develop Street Standards and Guidelines to detail right-of-way and public realm improvements to be constructed as part of redevelopment in Austin Heights.
- b) Encourage all loading and solid waste collection functions to be accommodated on-site in a manner that minimizes their impact on the public realm.
- c) Through the Strategic Transportation Plan update process, develop an optimal street network classification system that reflects street functionality consistent with the envisioned land use plan.
- d) Consider the development of a sustainable residential street design that minimizes hard surface treatment, narrows vehicle travel lanes, encourages walking, cycling and neighbourhood activities.
- e) Explore the feasibility of securing a safe and functional connection of the east end of the rear lane on the south side of Austin Avenue between Marmont and Gatensbury streets to Austin Avenue, as shown on Schedule C.

Austin Avenue

- f) As part of redevelopment, undertake a slight widening of the right-of-way of Austin Avenue between Blue Mountain and Gatensbury Streets to provide an improved public realm while ensuring a well functioning, multi-modal street consistent with its role as part of the Major Road Network.
- g) Minimize vehicle/pedestrian conflicts in the commercial core by reducing and restricting the number of vehicle access points on Austin Avenue.

Ridgeway Avenue Walk

- h) Create a shared street on Ridgeway Avenue between Nelson and Marmont Streets utilizing a pedestrian priority design.
- i) Distinguish the Ridgeway Avenue Walk portion by introducing intersection improvements at Nelson and Marmont Streets to act as gateway features.
- j) Increase the right-of-way width, to provide a continuous surface treatment, on-street parking and other special streetscape treatments.
- k) Parking and loading access to parcels along Ridgeway Avenue Walk should be minimized.



4.2 UTILITIES AND INFRASTRUCTURE

Expansion of the City's water, sewer and service infrastructure will be needed to accommodate the proposed increase of 5,000 people over the 20-year time frame of this plan. While recognizing the importance of satisfying the functional demand created by the growth in population and business activity, the planning of new infrastructure will also take into account the impacts on the environment, particularly from a stormwater management perspective.

4.2.1 Policies

- a) The City will develop a servicing strategy to determine the scope of expansion, cost and phasing of improvements to water, sanitary and storm sewer infrastructure that will be required to service new developments in Austin Heights.
- b) Ensure new development provides an equitable financial contribution towards any required infrastructure improvements.
- c) Work with other utilities providers (electricity, gas, telecommunications) to ensure the timely delivery of those services to coincide with new development.
- d) Plan and coordinate the location of utility boxes to minimize their impact of the public realm. Place utility boxes underground or inside a building, wherever possible.
- e) Incorporate stormwater approaches to implement the intent of the Nelson Creek and Como Creek Integrated Watershed Management Plans, once adopted and as amended from time to time.
- f) For all areas within Austin Heights not covered by an adopted Integrated Watershed Management Plan, apply the *Rainwater Management Source Control Design Requirements and Guidelines, March 2009* as amended from time to time to all subdivision and building permit applications in the Austin Heights Neighbourhood Plan area.
- g) Ensure new development satisfies Coquitlam Fire and Rescue's requirements regarding access, water supply and addressing.

4.3 ENVIRONMENT

The Austin Heights Neighbourhood Plan (AHNP) demonstrates the commitment of both the City and the community to local climate change action through the creation of compact, complete, and connected neighbourhood which typically result in lower GHG emissions as people drive less and choose more active forms for transportation (walking, biking and transit). Lower GHG emissions benefits the environment through enhanced air quality and improved natural areas for fish and wildlife.

Plan policies also recognize that the neighbourhood contains a number of important stream corridors, as shown on Schedule A, and together with their associated riparian areas have the significant opportunity to improve downstream water quality and fish habitat, while providing an important stormwater control function for the neighbourhood.

The policies in the plan also work to preserve and respect the multi-functional “green infrastructure (consisting of natural areas, open spaces, greenways, urban forest and parkland) which help or mitigate the impacts of urban development on fish and wildlife habitat and sustains a healthy and livable environment for the neighbourhood.

4.3.1 Policies

- a) The City will seek through redevelopment opportunities to improve connectivity of natural areas and wildlife corridors including areas in and around Nelson, Como, Booth creeks and tributaries to preserve or respect environmentally sensitive areas for fish and wildlife, particularly bears.
- b) Ensure that solid waste management facilities for multi-family and commercial developments are designed according to the Bear Smart principles as per the City’s Solid Waste Management Bylaw, No. 2512, 1992, as amended.
- c) Ensure landscaping plans for subdivision, multi-family and single-family housing incorporate Bear Smart principles and do not include plant species on Coquitlam’s Invasive Plant List.
- d) Encourage new development to incorporate designs to lower greenhouse gas emissions.



SECTION 5 - IMPLEMENTATION AND MONITORING

5.1 Achieving Plan Goals

The Austin Heights Neighbourhood Plan represents a long-term vision for future growth and redevelopment. Implementing the Neighbourhood Plan requires a coordinated effect of the plans policies and guidelines with pertinent parallel documents/bylaws/regulations. The following is a list of tasks and future actions needed to implement the plan.

- a) Prepare amendments to the Zoning Bylaw No. 3000, 1996, to achieve the vision for the neighbourhood core.
- b) Develop a coordinated inter-departmental Servicing Strategy that describes the phasing of improvements to utilities, transportation and parks facilities relative to development as it occurs. It should also outline the timing and departmental responsibility to effectively implement the plan.
- c) Develop an 'Urban Design Ideas Catalogue' to illustrate the principles and intent of the Austin Heights Neighbourhood Centre Development Permit guidelines.
- d) Develop Street Standards to direct the development of frontage improvements to the streets and public rights-of-way in Austin Heights.
- e) Develop a voluntarily, incentive-based density bonus strategy as outlined in this plan and determined by Council in exchange for contributing to affordable housing and other public amenities. This work is to outline an amenity plan directing how density bonus contributions will be allocated.

5.2 Monitoring

Staff will routinely monitor by tracking housing mix, retail and office floor space and the provision of public amenities and affordable housing in the neighbourhood to ensure the vision of the plan is being implemented consistent with the plan principles. Staff will monitor these plan indicators and report back to Council on an annual basis.

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SECTION 6 – GUIDANCE OF NEW DEVELOPMENT

6.0 Development Permit Areas

The City welcomes and encourages innovative design solutions to achieve high quality urban environments that are walkable and liveable. All Development Permit Area Guidelines that apply to Austin Heights Neighbourhood Plan area are located in Part 4 of the CWOCP.