



City of Coquitlam

Citywide Official Community Plan - Chapter 11.4

Partington Creek Neighbourhood Plan

The Heart of Burke Mountain

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Coquitlam
Planning &
Development



The Partington Creek Neighbourhood Plan provides the vision for a new neighbourhood with a mix of uses that will serve as the commercial, civic and recreational hub of Northeast Coquitlam.

Key Plan policy elements include:

- › a distinct, mixed-use neighbourhood centre that serves the needs of Northeast Coquitlam residents and is a focal point for the neighbourhood;
- › a pedestrian-friendly development pattern;
- › opportunities for a variety of housing choices that accommodate a diversity of residents;
- › the provision of parks and recreation facilities within easy reach of neighbourhood residents; and
- › the protection of environmentally sensitive areas and use of innovative hillside development approaches.



Figure 1: An artist's vision of the Neighbourhood Centre

The Partington Creek Neighbourhood Plan has been developed in consultation with the Neighbourhood Working Group, general public, developers, outside government agencies and other stakeholders by a cross-departmental team of City staff.

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Partington Creek Neighbourhood Plan

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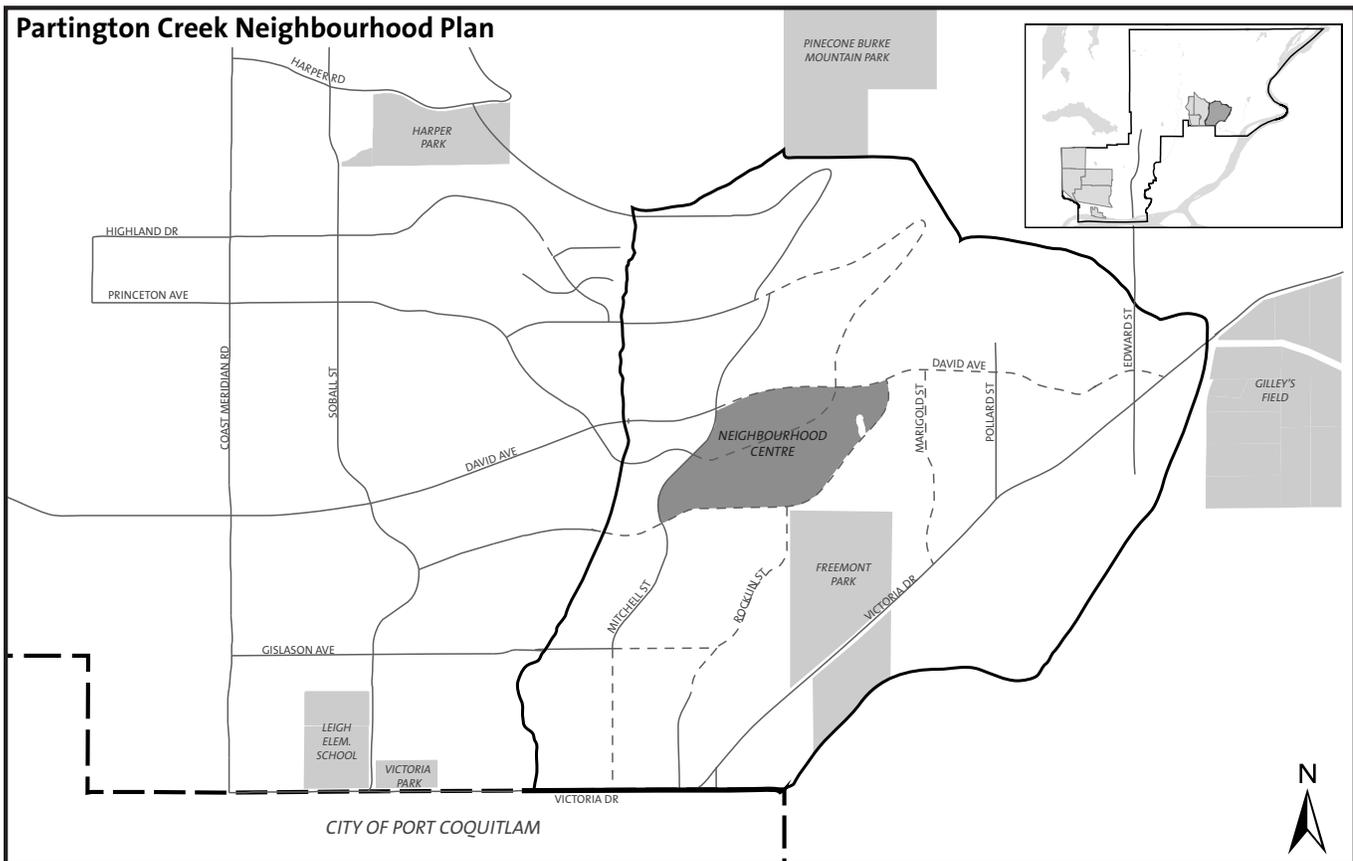


Figure 2: Partington Creek Neighbourhood Plan area. The future 'heart of Burke Mountain' is located in Northeast Coquitlam and will be the City's newest neighbourhood.

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SECTION 1 – INTRODUCTION

1.1 A Spectacular Setting

The Partington Creek Neighbourhood Plan (PCNP) is one of four neighbourhood plans prepared to date for the Northeast Coquitlam Area Plan (NECAP) area, commonly known as ‘Burke Mountain’. The Partington Creek neighbourhood is about 240 hectares (595 acres) in size and located east of the Upper Hyde Creek, Lower Hyde Creek and Smiling Creek Neighbourhoods. The City is expected to add another 100,000 residents over the next 30 years and the Partington Creek Neighbourhood provides a significant new area for accommodating some of this growth.

The Partington Creek Neighbourhood is strategically located within walking and cycling distance of a number of major parks and natural areas that offer outstanding recreational opportunities, including the existing Pinecone Burke Provincial Park, Minnehada Regional Park, and Freemont Park and a future park near Gilley’s Trail.

Located on the southeastern slopes of Burke Mountain, the Neighbourhood also contains steeper topography than the other Northeast Coquitlam neighbourhoods planned to date. However, this challenge is also a key opportunity, as this topography offers spectacular views of the Fraser Valley, Cascade Mountains and points beyond. Sensitive development on steep slope sites can capitalize on such views and create highly desirable residential areas.

Valuable environmental resources are also present, including Partington Creek itself, which is an important salmon habitat. An Integrated Watershed Management Plan has been developed to retain and enhance this key watercourse, as well as other smaller watercourses that are fish bearing or have fish bearing potential, and guide innovative, environmentally-friendly urban development within this sensitive area.

Benefiting from this setting, the Partington Creek Neighbourhood is well positioned to become Northeast Coquitlam’s commercial and recreational hub and to accommodate about 10,000 to 16,500 new residents in a variety of housing types nestled within a highly desirable, mountain-side environment. The Partington Creek Neighbourhood Plan will take advantage of this opportunity and guide growth in this area over the next 20 or more years.

Figure 3: Partington Creek location on Burke Mountain.





1.2 Relationship to Other Plans

The Partington Creek Neighbourhood Plan will be an integral part of the Citywide Official Community Plan (CWOCP), as well as the Northeast Coquitlam Area Plan (NECAP).

For convenience and ease of use, this Neighbourhood Plan includes some cross-references to policies in both the NECAP and CWOCP. If there is a conflict between a policy in the NECAP or CWOCP and this Neighbourhood Plan, the Neighbourhood Plan policy takes precedence.

The following policies in the NECAP are relevant to development in the Neighbourhood:

- › Non-Market Affordable and Special Needs Housing (Policy A-2.2.6);
- › Strategies to Encourage an Energy Efficient Neighbourhood (Policy A-3.1);
- › Location of Daycare Centres (Policy A-7.4);
- › Location of Places of Worship (Policy A-7.5);
- › Development on Steep Slopes (Policy A-9.13);
- › Tree Protection and Management (Policy A-9.15);
- › Land Use and Community Design Principles (Policy D-1.0); and
- › Transportation and Circulation Guidelines (Policies B-1.0 to 6.0, D-2.0).

Some NECAP land use designations are also relevant for use in this Plan, where identified and as required.

Lastly, there are other key City plans and strategies that helped shape the policies contained in this Plan, including the Partington Creek Integrated Watershed Management Plan (PCIWMP), Strategic Transportation Plan and the Community Greenhouse Gas Reduction Strategy.

1.3 Plan Structure

Working with other plans and strategies, this Neighbourhood Plan will become Council's plan for guiding growth in the Partington Creek area. It has been developed to serve the needs of a wide range of stakeholders, including the area property owners and residents, development community, outside agencies and the public. Some readers will be seeking only a general understanding of what is planned for the Partington Creek Neighbourhood while others will be looking for guidance and information on specific areas of the Neighbourhood. With this in mind, the Plan is organized into these key components:

Vision and Principles: provides high-level direction that helps guide Plan policies;

Land Use Concept and Designations: includes an 'at-a-glance' Partington Creek land use concept and associated land use designations (see Schedule A for detail);

General Policies: contains land use, design, servicing and other policies that apply across the Neighbourhood;

Specific Area Policies: contains detailed policies for unique, specific locations within the Plan area, such as the Partington Creek Neighbourhood Centre;

Development Permit Guidelines: guides readers to policies guiding the form and character of multi-family and commercial development and managing neighbourhood-specific issues and environmental areas as contained in Part 4 of CWOCP; and

Implementation and Monitoring: identifies 'next step' tasks that need to be completed to fully implement the Plan.

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SECTION 2 - VISION, PRINCIPLES AND LAND USES

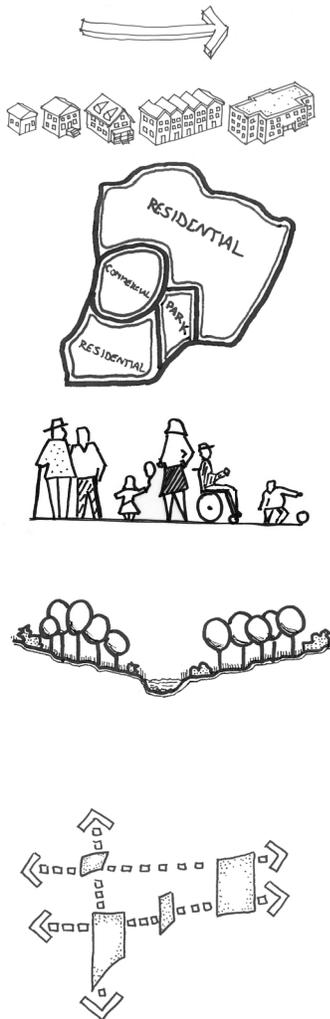
2.1 Plan Vision

Based on Partington Creek’s unique, strategic setting and opportunity for development, this vision serves as the policy foundation for the Partington Creek Neighbourhood Plan:

Partington Creek Neighbourhood will accommodate a range of housing forms and will serve as the commercial, civic and recreational hub of Northeast Coquitlam, providing a variety of shopping, educational and social interaction opportunities in a village environment.

2.2 Guiding Principles

These key principles implement the Plan Vision and serve as the basis for Plan policies:



- a) Design a pedestrian friendly neighbourhood that:
 - › Reinforces a walkable development pattern that promotes a continuous street and trail network and provides high-quality pedestrian connections to reduce walking distances.
 - › Provides opportunities for a variety of housing units and types, and local commercial and recreational facilities.
 - › Includes developments that reflect the City’s urban design and Crime Prevention Through Environmental Design (CPTED) principles.
- b) Foster a vibrant and socially diverse age-mixed community that:
 - › Encourages a variety of housing choices and tenures to accommodate people with a diversity of lifestyles, incomes and mobility levels.
 - › Includes a range of local facilities including schools and services to support a healthy population.
- c) Protect the natural environment through policies that:
 - › Preserve environmentally sensitive areas.
 - › Protect and enhance sensitive habitats and ecosystems.
 - › Utilize innovative low-impact stormwater management solutions.
 - › Promote good stewardship of natural resources.
- d) Integrate parks and the natural environment through policies that:
 - › Design the Neighbourhood around important natural features.
 - › Provide for public enjoyment of creek corridors and natural features in a manner that respects environmental sensitivity.
- e) Establish integrated neighbourhood parks and recreation systems that:
 - › Provide a variety of experiences for community residents.
 - › Program parks spaces for active and passive play, community gathering and recreation.
 - › Connect neighbourhoods, parks, natural areas and civic spaces with a pedestrian and cyclist network while respecting private property.



- f) Increase transportation choices through:
 - › An inter-connected multi-modal transportation system to reduce private automobile dependence and support non-motorized transportation options.
 - › A network of dedicated pedestrian and cyclist routes and pathways.
 - › A transit supporting land use concept.
- g) Promote an economically viable, mixed-use Neighbourhood Centre that:
 - › Serves as the area's focal point, with commercial, civic and recreational amenities.
 - › Provides daily convenience shopping needs for Northeast Coquitlam residents.
 - › Encourages the development of local employment opportunities.

2.3 Land Use Concept

Reflecting the Plan's setting, vision and principles, the Partington Creek Neighbourhood will become a mixed-use, pedestrian and cyclist friendly community that strives to be more sustainable than other mountainside developments, takes advantage of its unique setting, respects the natural environment, and accommodates a significant share of the City's future growth.

The Partington Creek land use concept also contains more generalized land uses. This allows more flexibility in accommodating commercial development and a variety of housing choices, with a potential range of approximately 3,700 to 6,300 units at build-out, to better respond to changing market needs over time and innovative development proposals that may be brought forward. Key features of the land use concept include:

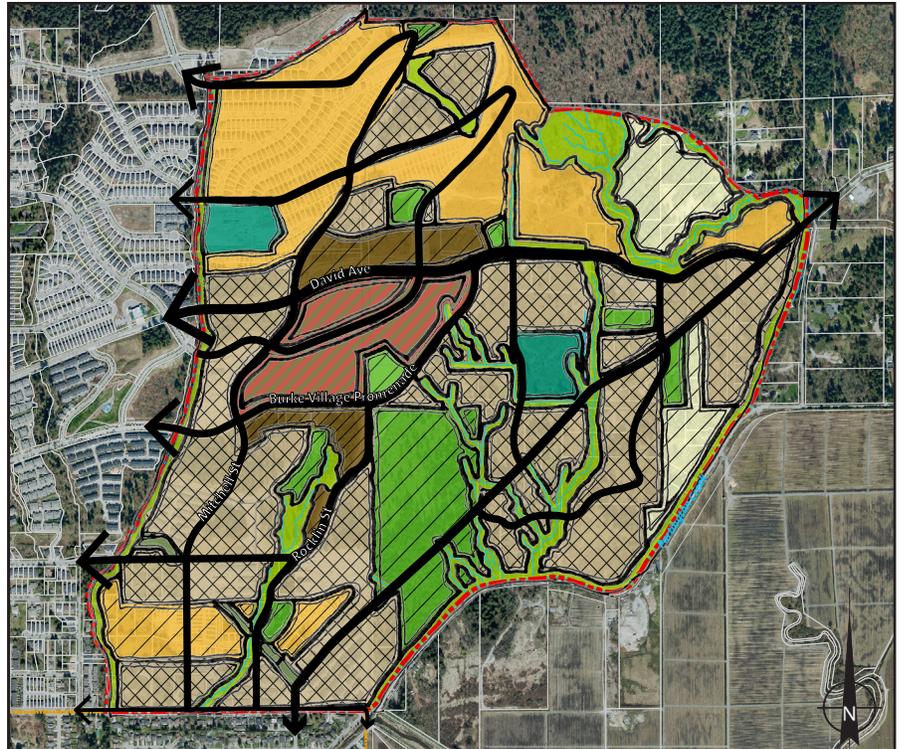
- › a distinct, vibrant mixed-use Neighbourhood Centre that may accommodate commercial, civic and recreational uses, as well as medium-density residential building forms, including townhouses, low-rise apartment buildings up to six storeys, and possibly some mid-rise apartment buildings up to ten-storeys if there is a market for this latter housing type;
- › residential areas, surrounding the Neighbourhood Centre, that include various housing forms, including compact and standard single family homes, townhouses and apartments, set within a walkable street and block pattern;
- › a network of parks, trails, greenways, and community facilities to provide recreational opportunities for residents and visitors; and
- › a number of designated environmentally sensitive areas and corridors that protect important watercourses and aquatic and wildlife habitat, and provide low-impact stormwater and downstream water quality management infrastructure.

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Figure 4: Land Use Concept
LEGEND:

-  Neighbourhood Centre
-  Medium Density Apartment
-  Townhousing
-  Compact Low Density
-  Baycrest Low Density
-  Suburban Residential
-  Parks and Recreation
-  Environmentally Sensitive Areas
-  Open Space
-  Arterial/Collector Roads

Additional land use designations, as found in NECAP, may be used in this Plan area at Council's discretion.



Disclaimer: Refer to 'Schedule A Land Use Designations' for precise land use designation locations.

2.3.1 Land Use Designations

The following Land Use Designations, as illustrated on Figure 4 and Schedule A, implement PCNP policies and guide land use location, type and density:



Neighbourhood Centre: accommodates a mix of residential and commercial uses, along with civic, institutional, park and open space uses, which is further illustrated in Schedule G.



Medium Density Apartment: accommodates low-to mid-rise multi-family homes around the Neighbourhood Centre.



Townhousing Residential: accommodates ground-oriented multi-family homes.



Compact Low Density Residential: accommodates detached single family homes on smaller lots.



Baycrest Low Density Residential: accommodates detached single-family homes and ground-oriented residential infill.



Suburban Residential: accommodates detached single family homes on larger lots in steeply sloped areas.



Parks and Recreation: accommodates public parks, as well as recreational and cultural facilities.



Environmentally Sensitive Areas: accommodates the protection of ecologically important areas, such as sensitive wildlife habitat and fisheries.



Open Space: accommodates green space and outdoor recreation opportunities. (Supplements existing and proposed parks)



2.3.2 Land Use Designation Capacity and Areas

Based on the City’s projections, the Neighbourhood could accommodate between 3, 700 to 6,300 residential units, depending on the density of development in the Neighbourhood Centre and other areas, resulting in an estimated population of 10,000 to 16, 500 in the Neighbourhood, with an average household size of 2.6 to 2.8 people.

The population estimate may increase by 500-750 due to secondary suites, which are permitted in all single family zones permitted in the Plan.

The estimated amount of land allocated to each land use is shown in Table 1. It is subject to change based on detailed site planning, minor plan refinements, legal surveys and other factors as development proceeds.

Table 1 - Land Use Area Calculations

Land Uses	Area (Ha)	Area (ac)	%
Neighbourhood Centre	14.5	35.6	6%
Medium Density Apartment	10.7	26.5	4%
Townhousing Residential	87.8	216.9	36%
Compact Low Density Residential	48.6	120.0	20%
Baycrest Low Density Residential	8.1	20.0	3%
Suburban Residential	12.0	29.6	5%
Parks and Recreation	21.6	50.7	9%
School	6.0	14.8	2%
Environmentally Sensitive Areas	29.3	75.2	12%
Open Space	2.0	5.0	1%
TOTAL:	240.6	594.3	100%



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2.3.3 Corresponding Zones

The zones applied to the land uses described above are specified in Table 2. The Comprehensive Development (CD) zone may be used for developments the City considers desirable that do not fit into any of the standard zones.

Table 2 - Corresponding Zones

Land Uses	Corresponding Zone
Neighbourhood Centre	C-3 Low-Rise Commercial C-5 Community Commercial, in accordance with Schedule H RM-4 Multi-Storey High Density Apartment Residential, in accordance with Schedule H and Policy 3.1(b) RM-3 Multi-Storey Medium Density Apartment Residential in accordance with Schedule H and Policy 3.1(b) RM-2 Three-Storey Medium Density Apartment Residential in accordance with Schedule H RT-2 Townhouse Residential, in accordance with Schedule H P-1 Civic Institutional, in accordance with Schedule H and Policies 3.3(a) and 3.3(b) CD Comprehensive Development, in accordance with Schedule H
Medium Density Apartment	RM-2 Three-Storey Medium Density Apartment Residential RM-3 Multi-Storey Medium Density Apartment Residential P-5 Special Park
Townhousing Residential	RTM-1 Street-Oriented Village Home Residential RT-2 Townhouse Residential C-1 Local Commercial P-1 Civic Institutional
Compact Low Density Residential	RS-7 Small Village Single Family Residential RS-8 Large Village Single Family Residential RS-9 Large Single Family Residential P-1 Civic Institutional
Baycrest Low Density Residential (see Policy 4.2)	RS-7 Small Village Single Family Residential RS-8 Large Village Single Family Residential RS-9 Large Single Family Residential P-1 Civic Institutional RT-1 Infill Residential RT-3 Multiplex Residential
Suburban Residential	RS-2 One-Family Suburban Residential P-1 Civic Institutional
Parks and Recreation	P-1 Civic Institutional
Environmentally Sensitive Areas	P-5 Special Park
Open Space	P-1 Civic Institutional P-5 Special Park
Civic and Major Institutional	P-1 Civic Institutional P-2 Special Institutional
Schools	P-1 Civic Institutional



SECTION 3 - GENERAL POLICIES

Based on the Plan Vision, Principles and Land Use Concept, the following general policies apply throughout the Partington Creek Neighbourhood.

3.1 Residential

Residential development is permitted in these land use designations:

- Neighbourhood Centre
- Medium Density Apartment
- Townhousing Residential
- Compact Low Density Residential
- Baycrest Low Density Residential
- Suburban Residential

The majority of housing units in the Plan area are anticipated to be multi-family, including townhouses and apartments, depending on the amount and type of housing developed in the Neighbourhood Centre.

Table 3 shows the number and type of housing units projected to be accommodated at full build out.

Table 3 – Residential Development Mix

Residential Land Uses	Unit Range*	Percent
Neighbourhood Centre	250 - 1,975	7-31%
Medium Density Apartment	500 - 850	13-14%
Townhousing Residential	2,200 - 2,300	37-59%
Compact Low Density Residential	650 - 975	16-17%
Baycrest Low Density Residential	100 - 150	2-3%
Suburban Residential	20 - 25	< 1%
TOTAL	3,720 - 6,275	100%

**Unit range does not include a possible 250-375 secondary suites.*



The Neighbourhood Centre is centrally located adjacent to David Avenue, which is the key arterial that connects Partington Creek to the rest of Northeast Coquitlam and the City Centre. This location will enable the Neighbourhood Centre to become the commercial hub for Northeast Coquitlam. The Plan focuses residential uses, predominantly apartments and townhousing, within the Neighbourhood Centre designation, to support planned commercial and civic uses. See Section 4.1 for specific policies.

The *Medium Density Apartment* designation is located adjacent to the Neighbourhood Centre and is intended to enhance the viability of and support the development of mixed-use core. This land use designation allows apartment and townhouse developments and will provide a transition of height and density from the Neighbourhood Centre to the surrounding lower density areas. Residents will be within walking distance of commercial services, parks and civic uses located in the mixed-use core.

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The *Townhousing Residential* designation allows for ground-oriented multi-family homes and is located in areas where it is difficult to accommodate other residential development forms due to watercourses, environmentally sensitive areas, steep slopes, and parcel size and/or shape limitations.

The *Compact Low Density Residential* designation supports single family home development and helps to provide a full range of housing options in the Plan area. This designation is primarily located in the northern portion of the Neighbourhood, where development sites are well-suited to single family development and offer views of the Fraser Valley.

The *Baycrest Low Density Residential* designation is located in a portion of the existing Baycrest Drive area and supports single family homes as well as sensitive infill in the form of duplexes, triplexes, and quadruplexes.

The *Suburban Residential* designation applies to existing large-lot single family home properties located in the eastern portion of the Plan area, near Edwards Avenue and north of Cedar Drive. These properties are characterized by steep slope areas with very limited development potential. However, these properties may include some pockets of flat land suitable for low-density residential uses. Proposals for redevelopment on these parcels must remain highly sensitive to the terrain and natural features, as these lands contain some of the steepest slopes in the Plan area and are adjacent to significant environmentally sensitive areas.

Policies:

- a) Encourage a range of housing types, unit sizes and tenures.
- b) Focus higher density multi-family housing in the *Neighbourhood Centre* land use designated area, including townhouses, low-rise apartment buildings and, possibly, mid-rise apartment buildings along the south side of David Avenue if there is a market for this type of housing.
- c) Focus medium density multi-family housing in the *Medium Density Apartment* land use designated area, including townhouses and low to mid-rise apartment buildings.
- d) The *Medium Density Apartment* land use designation is permitted adjacent to the *Neighbourhood Centre* and along arterial and collector roads within 400m or a 5 minute walking distance from the *Neighbourhood Centre*.
- e) Require that all apartments within the *Medium Density Apartment* land use designation are located adjacent to an arterial or collector road.
- f) Allow sites containing apartments within the *Medium Density Apartment* land use designation to have a maximum density of up to 2.4 times the lot area in accordance with the requirements of the Zoning Bylaw.
- g) Require townhousing along the local road Brownlee Avenue within the *Medium Density Apartment* land use designation.
- h) Ensure that development in the *Medium Density Apartment* land use area provides an effective transition, in terms of building massing and height, between the *Neighbourhood Centre* and adjacent lower-density residential areas.
- i) Consider the impact of slopes and building heights of mid-rise apartment buildings on the privacy and views of the adjacent lower-density residential areas.



- j) Encourage the design of multi-family buildings and units to be adaptive and accessible for persons of different stages of life and degrees of mobility to help satisfy the diverse and changing housing needs of residents.
- k) Require outdoor amenity spaces in multi-family developments to serve the needs of a broad range of residents (e.g. children, adults and seniors).
- l) Design grade-level, street-fronting townhousing to have direct access from a public street or right-of-way.
- m) Where possible and where road grades permit, consolidate multi-family driveway accesses to reduce the number of driveways/private road entrances onto public streets.
- n) Permit schools in the *Townhousing Residential* and *Compact Low Density Residential* land use designations, subject to Section 3.3.1.
- o) Allow duplex development on exterior corner lots, based on criteria identified in the NECAP, in the *Compact Low Density Residential* and *Baycrest Low Density Residential* land use designation.
- p) Limit the *Suburban Residential* land use designation to areas shown in Schedule A and Figure 4.
 - i) Some portions of land designated *Suburban Residential* may have limited opportunities for clustered residential development. Council may consider Plan amendments for compatible clustered low-density one-family residential development where an applicant can demonstrate highly sensitive integration and limited impact on topography, natural areas, watercourses and environmentally sensitive areas; or
 - ii) Council may consider limited clustered attached low density development where even greater preservation of topography, natural areas and environmentally sensitive areas can be achieved; and
 - iii) Applications involving additional driveway crossings of watercourses are discouraged.

3.2 Commercial

The Plan focuses commercial development within the Partington Creek Neighbourhood Centre to serve residents of both Partington Creek and adjacent Northeast Coquitlam neighbourhoods and to generate local employment opportunities.

Policies:

- a) Focus the majority of commercial development in the Neighbourhood Centre and provide a wide range of commercial uses in the *Neighbourhood Centre* designation. See Section 4.1 for specific policies for the Partington Creek Neighbourhood Centre.
- b) Consider limited local commercial development (e.g. convenience stores) elsewhere in the Plan area, provided these uses do not compete with commercial uses in the Neighbourhood Centre.
- c) 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.

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3.3 Civic and Major Institutional

The Civic and Major Institutional land use designation accommodates specific civic and institutional facilities and buildings, including schools, community centres, cultural and civic facilities, places of worship, cemeteries, water reservoirs, and utilities.

There are presently no specific sites identified as Civic and Major Institutional in the Neighbourhood. Sites will be identified through the City's strategic master plans and future development applications and may be considered anywhere within the Plan area (with the exception of Environmentally Sensitive Areas).

A site area is identified for "Mixed Use Commercial Recreational Complex" in the Neighbourhood Centre (Schedule G) which is intended to accommodate a community facility and other civic and institutional uses.¹

Policies:

- a) The development of a community recreation facility within the Neighbourhood Centre. Items that may be considered over time include recreation and cultural amenities such as a gymnasium, indoor pool, ice surface, library, multi-purpose meeting space, and other cultural amenities, which may be combined with other compatible uses.
- b) Explore, in collaboration with the Library Board, the development of a library near other civic amenities, such as a community facility, to create a civic services hub in the Neighbourhood.
- c) Consider opportunities to develop a new City operations and maintenance yard within the Plan area or surrounding areas according to Policy A-7.8 in NECAP.
- d) Work with BC Hydro in considering a potential electrical sub-station site near the existing BC Hydro Right-of-Way within the Plan area or surrounding areas.
- e) Consider cemetery and internment services in a suitable location in the northeast portion of the Plan area.

3.3.1 Schools

Two schools are planned for the Partington Creek Neighbourhood, as shown in Table 4.

Table 4 – Proposed Schools

School site	Area (Ha)
Elementary School #1 (North)	2.5
Elementary School #2 (East)	2.4
TOTAL	4.9

Policies:

- a) Work collaboratively with the School District to develop schools at or near the locations designated on Schedule A to help reinforce the overall community structure and meet residents' needs.
- b) Work with the School District to verify school site needs for the potential sites identified on Schedule A.
- c) Elementary School #2 (East) will be a minimum size of 2.4 hectares (6 acres), the remainder of the site that is designated school will be developed with a



residential use that is consistent with the adjacent land use. A land use OCP amendment will be required and any proposed land use changes will:

- be subject to technical review, including the assessment of servicing and infrastructure requirements;
 - public consultation; and
 - must consider the character of the neighbourhood and adjacent land uses.¹
- d) Promote coordinated site development, between the City and the School District that minimizes on-site earthworks and maximizes previous areas, including the protection and enhancement of natural features.
- e) Provide pedestrian and cyclist linkages to connect school sites with parks, open spaces and residential areas in the Neighbourhood to create greater opportunities for children to walk and/or cycle to school.
- f) Establish on-site drop-off zones to serve individual schools.
- g) Ensure that play areas are visible from neighbouring streets to provide informal surveillance and increased safety and to avoid blind corners and dense landscaping that obstruct sightlines.

3.4 Parks, Recreation and Open Space



Incorporating active and passive parks and open spaces within the Plan area will contribute to the community's livability and complement the network of greenways and trails.

3.4.1 Parks, Recreation and Culture

The Partington Creek Neighbourhood is located near existing Provincial, Regional and other City parks that provide benefits to the Neighbourhood. Given this context, and a prevalence of sloping sites throughout the neighborhood, the City's approach to new park provision is more strategic in relation to other neighbourhood plans, and it responds to a broad community context of numerous existing recreational assets. This approach involves more multi-functional and centralized park sites, and some larger park sites, relative to adjacent neighbourhoods.

Parks and recreation uses in the Plan area will be developed to balance neighbourhood experiences with other parks and recreation opportunities in the City and in nearby Regional and Provincial parks.

Cultural initiatives and programming will seek to develop and enhance the sense of community, neighbourhood identity and well-being for residents. Parks and park facilities will be designed to be flexible and support a variety of recreational, leisure and cultural activities.

Table 5 summarizes the approximate amount of land allocated for each park area in the Neighbourhood. See Schedule C for the locations of all existing and proposed parks.

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Table 5 – Existing and Proposed Parks

	Park Site	Area (Ha)	Area (ac)
1	Freemont Park (existing)	14.8	36.6
2	Star Creek Park	0.9	2.2
3	Knoll Park	1.2	3.0
4	Pinecone Burke Trailhead	0.4	1.0
5	Brownlee Park*	1.1	2.7
6	Dollar Crescent Park*	1.1	2.7
7	Neighbourhood Centre Park	1.4	3.5
8	Baycrest Avenue Park	0.4	1.0
9	Urban Plaza/Green Spine	0.6	1.5
	TOTAL	21.9	54.2

**Park names are subject to change.*



Policies:

- a) Develop a parks system that recognizes the natural setting of the Partington Creek Neighbourhood.
- b) Integrate flexible measures in the design of Parks, Recreation and Culture facilities to address the changing needs of a growing community, contribute to a sense of place and incorporate accessibility for all ages, abilities, incomes and cultural backgrounds.
- c) Balance the park, recreation and culture experiences in the neighbourhood with those provided in adjacent neighbourhoods.
- d) Acquire additional parkland over time to meet community needs as identified in Table 5.
- e) Work towards providing parks within a 10 minute walking distance, recognizing the hillside condition, for the majority of residents of the Neighbourhood.
- f) Link residential areas, schools, parks, community facilities, and the Neighbourhood Centre by a network of trails and other connections.
- g) Design parks to include amenities for various age groups that encourage active use at various times of the day.
- h) Explore opportunities to secure southerly view corridors from Knoll Park at the time of development.
- i) Explore the scope of a community facility in the Neighbourhood Centre. Items that may be considered over time include recreation and cultural amenities such as a gymnasium, indoor pool, ice surface, library, multi-purpose meeting space, and other cultural amenities, which may be combined with other compatible uses.
- j) Encourage public and private partnerships and other mechanisms to contribute to the expansion and provision of additional parks, recreation and cultural amenities.
- k) Encourage public art throughout the Neighbourhood in accordance with the City’s Public Art Policy.
- l) Design parks and recreation spaces to allow a variety of opportunities for informal and formal uses, events and celebrations.



3.4.2 Open Space

The Open Space designation supplements existing and proposed parks in the Plan area, as identified in Table 5.

The BC Hydro Right-of-Way is designated Open Space and crosses over a series of properties in the Baycrest Area of the Neighbourhood. This Right-of-Way is a suitable corridor to extend the existing recreational/pedestrian pathway system from the Smiling Creek Neighbourhood to Victoria Drive and establish connections with other pedestrian routes and neighbourhood greenways.

Policies:

- a) Retain and rehabilitate *Open Space* designated lands for outdoor recreation purposes and greenway development and use, where appropriate.
- b) Secure *Open Space* designated lands through development approval and subdivision processes.
- c) Seek to utilize the BC Hydro Right-of-Way to extend the existing recreational / pedestrian pathway system. As a condition of future development approvals, the City will require easements for public access over the BC Hydro Right-of-Way.

3.5 Environment



The *Environmentally Sensitive Areas* (ESA) designation seeks to protect important fish, wildlife and plant habitat in the Neighbourhood. A detailed environmental study for the Neighbourhood (Appendices B and M of the *Partington Creek Integrated Watershed Management Plan*) identified key watercourses and riparian areas that significantly contribute to fish and wildlife habitat.

The location of ESAs is shown approximately on Schedule A and Schedule C. The environmental study also resulted in the watercourse classifications presented on Schedule D.

Policies:

- a) Pursue the use of stewardship mechanisms that protect Streamside Protection and Enhancement Areas (SPEAs), through the development and subdivision approval processes based on the Riparian Areas Protection Regulations (RAPR) in the *Zoning Bylaw*.
- b) Continue to limit human activity into/within ESAs, including through the use of fencing and other measures recommended by Qualified Environmental Professionals (QEPs) retained for development applications, to maintain the integrity of the natural environment and preserve its ecological function.

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3.6 Neighbourhood/Site Design



Developing a pedestrian friendly, visually attractive neighbourhood in a setting characterized by sloping sites is a key aim of the Plan.

Almost three-quarters of the Plan area has steep slopes over 10% which could result in significant grading and use of retaining walls to create suitable development sites. Policies are needed to encourage new development to work with the land to create viable high-quality developments.

Policies:

- a) Require all commercial and multi-family development to obtain a Development Permit.
- b) Consider unique design solutions for areas with environmental and topographic constraints.
- c) Ensure residential developments that back onto active park spaces (e.g. with playgrounds) are designed with fencing and other features that enable passive surveillance.
- d) Apply the *City's Guide to Best Site Development Practices* to ensure that future development is suited to the hillside conditions of the Neighbourhood and is sensitive to natural features, terrain, protected environmental areas and scenic views while ensuring a distinctive residential character.
- e) Design sites and buildings to respond to steep slopes as well as environmental and natural constraints in a way that balances the need for usable private outdoor space.
- f) Build with the slope to help preserve the natural topography of the hillside and minimize cut and fill excavations.
- g) Where a retaining wall is located along any public right-of-way, public space, or location that is highly visible to the public, use landscaping to create visual interest and help blend the wall(s) into the surrounding area.
- h) Follow the natural terrain using a system of smaller stepped retaining walls instead of one large uniform wall, where visible from public areas, and in coordination with Section 516 of the Zoning Bylaw.

3.7 Transportation

The Neighbourhood Plan establishes a framework for the creation of a compact and walkable Neighbourhood using a connected pattern of public streets, lanes and pedestrian and cycling routes.

The primary transportation aim of the Neighbourhood Plan is to provide opportunities for walking, cycling and transit use as an alternative to the private automobile. To achieve this objective, much of the transportation network in the Neighbourhood is based on a modified grid system to provide direct routes and multiple access points to key Neighbourhood destinations (Schedule E). Where topography precludes such a pattern, a branched street layout is acceptable to respect steep slopes and to keep street gradients within acceptable limits. Frequent and convenient pedestrian and cyclist connections are to be included, where feasible, in these steep slope areas. It is recognized that transit service in the area may be limited and that automobile travel will form the majority of trips and so appropriate provisions (e.g., parking) must be included throughout the Neighbourhood.



The street network has also been planned to increase mobility, accessibility, safety and pedestrian comfort while minimizing the social, environmental and financial costs of transportation infrastructure. The transportation network has also been planned to enable the extension of transit service and integrate with other neighbourhoods in Northeast Coquitlam.

The Neighbourhood Plan will work to implement the policies and directions outlined in the City's *Strategic Transportation Plan (STP)* and the *Partington Creek Servicing and Civic Facilities Assessment*.

Pedestrian Policies:

- a) Establish a pedestrian friendly public realm along all major streets through the provision of landscaping, street trees, and small open spaces suitable for resting or casual socializing as part of proposed street improvements.
- b) Link new pedestrian and cycling circulation systems with existing routes and trails and integrate greenways with the public on-street walkway system to create a seamless pedestrian/cyclist network as generally illustrated on Schedule F and on Schedule I.
- c) Maximize pedestrian connections to and through the Neighbourhood and significant pedestrian generators, and work with developers to provide public mid-block walkways and Statutory Right-of-Ways when necessary through or adjacent to developments.
- d) Provide pedestrian bulges, wider sidewalks and mid-block crosswalks at or near significant pedestrian generators (eg., schools) to improve walkability and pedestrian safety.
- e) Provide pedestrian/cyclist walkways to support the pedestrian network when dead-end streets cannot be avoided due to topographic or other constraints.



Cycling Policies:

- f) Establish a system of on-street and off-street bicycle routes that, together with the greenways network, support both commuter and recreational cycling throughout the Neighbourhood in accordance with Schedule F and Schedule I.¹
- g) Provide bicycle parking, end-of-trip facilities and other cycling amenities at key destinations such as schools, community recreation facilities and multi-family residential developments.



Greenway Policies:

- h) Create a greenway network that links parks, open spaces and key destinations in the Neighbourhood, according to Schedule F.
- i) Ensure greenways located in street rights-of-way and parks conform with the City's greenways classification system, design provisions and guidelines in the STP, and the future *Parks, Recreation and Culture Master Plan*.
- j) Connect the greenway network to Pinecone Burke Provincial Park and Minnehada Regional Park.



Transit Policies:

- k) Design and develop a neighbourhood that is transit supportive (e.g., higher densities, mixed-uses, pedestrian friendly urban design, large trip generators) and helps support higher demand for transit service.
- l) Continue to work with the Regional Transportation Authority (TransLink) to achieve the early extension of transit service to the Neighbourhood Centre



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and provide optimal transit service coverage, frequency, service, reliability and connections to rapid transit stations as part of the City's periodic review of transit service levels, including the *Northeast Sector Area Transit Plan* update.

- m) Explore alternative interim options to support transit service and coverage in the Neighbourhood in the event there is a significant gap in transit service and/or coverage by TransLink.



Street Policies:

- n) Local streets, lanes and walkways, illustrated on Schedule E, are conceptual and final subdivision layout is subject to review by the City's Approving Officer.
- o) Where possible, use a modified grid system of streets with short blocks to provide multiple travel routes for vehicles, pedestrians and cyclists as generally illustrated on Schedule E and Schedule I.
- p) Encourage rear lane access to developments fronting arterial streets, within the Neighbourhood Centre and in areas zoned *RS-7 Small Village Single Family Residential*. Rear lane access is also encouraged for all other development in the Neighbourhood.
- q) Encourage the use of rear lanes along designated bicycle routes and greenways and in other residential areas to minimize potential for conflict with pedestrians and cyclists and to maximize on-street parking provisions.
- r) Each rear lane shall provide at least two connections to the street network and dead-end lanes are not supported.
- s) Where rear lane access is not possible, due to site development constraints such as steep slopes, natural features, environmentally sensitive areas, and/or where parcel size or configuration limit vehicular access options, provide front-loaded street access subject to these requirements:
 - i. Shared access between adjacent residences, to minimize the number of driveway crossings impeding the pedestrian environment, subject to street grades.
 - ii. The living area of homes is oriented to the street, buildings are designed to reduce the visual prominence of garages, and elements such as porches and patios are featured.
- t) Plan for loading, off-street parking access and solid waste collection functions to be accommodated on-site and, where possible, accessed through a rear lane in a manner that minimizes their impact on the public realm.
- u) Where streets intersect planned wildlife movement corridors, utilize suitable design and construction measures to help facilitate the safe movement of wildlife.
- v) Incorporate appropriate measures to reduce vehicle speeds, improve intersection safety, shorten pedestrian crossing distances, and reduce vehicle-pedestrian conflicts, particularly near school sites, parks and community facilities on local and collector streets.
- w) Where design alternatives to City standards are proposed for street network components due to challenging grades, additional mitigation measures such as traffic controls and signalization may be required to ensure safety.



Parking Policies:

- x) Ensure parking needs for multi-family residential developments are met on-site.



- y) Encourage shared, common off-street non-residential parking to serve multiple users and destinations in the Neighbourhood Centre, as well as institutional and community recreation centre areas.
- z) Encourage driveway clustering and shared access for adjacent residences to maximize on-street parking opportunities.
- aa) Explore options and consider the viability of public parking in the Neighbourhood Centre.
- bb) Encourage parking turnover and efficient use of on-street and off-street parking in the Neighbourhood Centre through the implementation of variable time limits and/or other parking management strategies.

3.8 Utilities

The City's utility infrastructure will need to be expanded to accommodate development in the Partington Creek Neighbourhood. Future servicing must satisfy the functional demands created by residential and commercial growth and must address potential environmental impacts and stormwater management requirements as outlined in the Partington Creek Integrated Watershed Management Plan (PCIWMP).

Plans for water supply and distribution, sanitary sewer, and stormwater servicing requirements to implement the Neighbourhood Plan are included in the *Partington Creek Servicing and Civic Facilities Assessment*.

Policies:

- a) Ensure all lots and buildings in the Neighbourhood are provided with safe, reliable and sustainable water, sewer, and stormwater services by connecting them to the City's systems.
- b) Ensure new development provides an equitable financial contribution towards any required infrastructure improvements.
- c) Protect environmental values in the Neighbourhood during planning, design and construction of infrastructure, and utilities.
- d) Plan and coordinate the location of utility boxes (e.g., telephone hubs, and electrical transformers) to minimize their impact on the public realm, including placing them underground or inside buildings, wherever possible.
- e) Require all development in the Plan area to connect to City services.
- f) Investigate the feasibility of district energy systems in the Plan area.

3.8.2 Stormwater Management

This Neighbourhood Plan is coordinated with the PCIWMP. It recognizes the importance of protecting watercourses as valuable fish and wildlife habitat and also that they are integral to Coquitlam's stormwater management systems. The *Partington Creek Servicing and Civic Facilities Assessment* follows the PCIWMP directions for stormwater management, water quality control, flood control, sediment and erosion control, and maintenance of watercourses pre-development flows.

The PCIWMP prescribes the general arrangement of the major stormwater components without providing detailed designs of the drainage system.



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Refinements to the system may be required during the development of the Neighbourhood.

Key goals of the PCIWMP include:

- Maintaining the watershed’s natural hydrology through site-level rainwater management.
- Maintaining or improving the ecological function of watercourses through restoration and enhancement.
- Carefully planning stream crossings to minimize environmental impacts.
- Providing adequate flood control and protection of people and property (private and public), including downstream impacts.
- Providing for monitoring, evaluation, and responsive management to maintain the ecological function of watercourses.

Policies:

- a) Ensure that stormwater management facilities conform with the PCIWMP and the *Partington Creek Servicing and Civic Facilities Assessment*.
- b) Determine the final location of stormwater quality ponds and base flow augmentation facilities at the time of development, subject to review by the City’s Engineering & Public Works Department and the Subdivision Approving Officer.
- c) Design and locate water quality ponds in a manner that is sensitive to aesthetic and environmental values and addresses safety concerns.

3.9 Natural Hazard Risk Management

The Partington Creek Neighbourhood setting presents some unique natural hazards, in addition to other natural hazards common to northeast Coquitlam. These unique hazards include the risk of property damage from possible wildfires in adjacent forested areas, and the potential risk for encounters between residents and bears. These and other natural hazards need to be taken into consideration when developing property within the Plan area.

3.9.1 Interface Wildfire Risk Management

Future residential development along the northern boundary of the Partington Creek Neighbourhood will be directly adjacent to forested areas, creating what is known as an ‘urban-forest interface’ situation. If wildfires occur within these interface areas, there is a risk of residential property damage from heat radiation, direct flame contact and/or airborne embers.

The following policies work to manage this risk through the use of ‘FireSmart’ neighbourhood design and building materials approaches, to be applied to new subdivision and development along the northern boundary of the Partington Creek Neighbourhood.

For the purposes of this section, flammable vegetation is defined as coniferous trees and shrubs (mature and immature fir, cedar, pine, spruce, juniper, etc.) and significant concentrations of ground fuels (deadfall, long grasses) and as determined by City staff. Low/limited flammability vegetation is defined as deciduous trees and shrubs and as determined by City staff.



Policies:

- a) Ensure that the road network provides adequate access for evacuation and fire suppression, including alternate access and egress routes, where possible.
- b) Where feasible, use open spaces, trails and roads to provide a fuel break between residential areas and the forest edge.
- c) Encourage the development of larger lots adjacent to interface areas so that buildings can be sited further from flammable vegetation on the forest side of the interface boundary and to increase the space between buildings on neighbouring sites.
- d) Encourage developers to remove flammable vegetation between new buildings and forested edges, subject to environmental/riparian area requirements, and replant with vegetation with low/limited flammability.
- e) Require Hazardous Condition Development Permits, with specific landscaping and building material requirements, for areas adjacent to the northern boundary of the Partington Creek Neighbourhood. See Part 4, Section 5.3 of the CWOCP for the Interface Wildfire Risk Management Development Permit Area.
- f) Work with the Provincial Government in exploring fuel management approaches, where appropriate, along the northern boundary of the Plan area.

3.9.2 Bear Risk Management

The Partington Creek Neighbourhood and surrounding area is black bear habitat and it is likely that bears will continue to traverse the neighbourhood as it develops and after it is built out. Policies are needed to help manage bear activities and to reduce the risk of human-bear conflicts within the neighbourhood. These policies will also help manage the activities of other wildlife.

Building on the City's successful 'Bear Aware' program, the following policies emphasize improving solid waste management, reducing potential for human-bear conflicts, and managing bear movements across roads.

Policies:

- a) Require the use of bear-resistant garbage bins/receptacles in the Partington Creek Neighbourhood Centre, as well as in or near neighbourhood parks, commercial and institutional developments, schools, trails and other areas of high pedestrian activity, as appropriate.
- b) Require multi-family residential, commercial and mixed-use developments to manage garbage through the following building and site design options:
 - i. Providing space and facilities to support centralized and bear resistant garbage and recycling collection, and pick-up; or
 - ii. Providing individual bear-resistant garbage and recycling containers for each multi-family residential unit and secure space for storing containers.
- c) Require single family residential developers to provide bear-resistant garbage and recycling containers for each new residential unit and secure space for storing containers.
- d) Continue to fence (minimum 1.8 metre, or 6 feet, high chain-link fencing) Riparian Areas Protection Regulation (RAPR) setback boundaries to reduce the risk of bear-human conflicts.

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- e) Utilize bear and predator resistant chain-link fencing (minimum 1.8 metres or 6 feet high) at strategic locations around schools, neighbourhood playgrounds and sportsfields located nearby or adjacent to RAPR setback areas and greenspaces.
- f) Utilize higher fencing (over 1.8 metres or 6 feet high) and/or in-ground fencing (minimum 30 cm or 1 foot in depth) in locations where the risk of bear-human conflict is high, based on assessments by City staff and Qualified Environmental Professionals.
- g) Apply the following prior to development and landscaping for residential yards, parks, schools, and RAPR setback areas, based on Bear Smart principles:
 - i) Manage vegetation (trimming and limbing) to help prevent bears from climbing over fences; and
 - ii) Exclude bear attractants from landscape plans for development.
- h) Subject to engineering, geotechnical and environmental reviews, design road crossings over watercourses/RAPR setback areas to allow for the free movement of bears and other animals underneath. This can be achieved through the use of:
 - i. Clear-span bridges instead of culverts in strategic locations; or
 - ii. Large culverts, with adequate space for bear/wildlife passage, where appropriate to site conditions.



SECTION 4 - SPECIFIC AREA POLICIES

Based on the Plan Vision, Principles and Land Use Concept, this section contains detailed policies for two unique, specific locations within the neighbourhood; the Neighbourhood Centre and Baycrest Area.

4.1 Partington Creek Neighbourhood Centre



The Partington Creek Neighbourhood Centre, as shown on Schedules A and G, will be a comprehensively planned mixed-use centre serving not only the Partington Creek Neighbourhood but all of Northeast Coquitlam. This mountainside centre will include a range of residential, commercial, civic and institutional uses that help create a vibrant village atmosphere, with opportunities for shopping, employment, recreation, and social interaction in close proximity to where people live.

The residential component will include a range of housing forms, such as townhouses, apartment units over street front commercial, and low and mid-rise apartment buildings. These housing forms will provide a variety of housing options and will also support a significant population in the centre. This will be critical to making the centre active and interesting, and will help promote walking and cycling, and support transit and parking management.

The commercial component will include a variety of retail, food and beverage, and personal and professional service uses. These commercial uses may be located at street level, or within the upper floors of multi-storey buildings if there is sufficient demand over time for this configuration. In addition to serving some of the day to day shopping needs of the neighbourhood, the commercial component will also create jobs, some of which may be occupied by neighbourhood residents.

The Neighbourhood Centre will also support civic and institutional uses and amenities. In addition to a community recreation centre and public plaza, these uses might also include, a public library branch and child care facilities.

The “Main Street” through the Neighbourhood Centre, Princeton Avenue, will be a relatively level pedestrian connection on an east-west alignment and will accommodate commercial, mixed-use development, and civic and institutional uses.

It is anticipated that as many as 2,000 residential units might be accommodated in the Neighbourhood Centre, many of which are anticipated to be apartment and townhouse units. As much as 11,150 m² (120,000 sq. ft.) of commercial floorspace might be supported in the Neighbourhood Centre, but will likely be phased as demand from the surrounding neighbourhoods increases over time.

The *Partington Creek Neighbourhood Centre Master Plan*, includes some flexibility in permitted uses and densities in order to respond to changing market trends over time as development proceeds.



Figure 4: An artist's vision of the future Neighbourhood Centre

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Policies:

- a) The key elements of the Neighbourhood Centre will include the following:

Land Use Concept:

- i. The following land uses, as further illustrated on Schedule G, will guide land use location and type within the Neighbourhood Centre:
 1. **Apartment/Townhouse Residential:** Accommodates low and mid-rise apartments and ground-oriented townhouse buildings.
 2. **Green Spine:** Accommodates a series of linked public spaces connecting from David Avenue to the Neighbourhood Centre park and Burke Village Promenade. The Green Spine is predominantly public dedicated space that accommodates the primary north/south pedestrian and cycling access through the Neighbourhood Centre.
 3. **Mixed Use Commercial Recreation Complex:** Accommodates civic, institutional, commercial and residential uses up to six (6) storeys.
 4. **Mixed Use Continuous Commercial:** Accommodates mixed-use commercial and residential up to six (6) storeys along Princeton Avenue. Flexible uses (i.e., retail/live-work/residential) may be provided on the periphery of the shopping core along Princeton Avenue, and across from the Mixed Use Commercial Recreation Complex, but should not be located in a manner that precludes continuity of commercial uses.
 5. **Mixed Use Grocery:** Accommodates mixed-use commercial and apartment and stacked townhouse residential up to four (4) storeys with the primary commercial use comprising a retail grocery store outlet.
 6. **Park:** Accommodates public park to allow recreational and cultural activities adjacent to the commercial recreation complex and in close proximity to Princeton Avenue.
- ii. Up to 2,000 residential units will be developed in the Centre in medium-density building forms, including townhouses, stacked townhouses, apartments, and mixed residential and commercial use buildings.
- iii. Buildings heights will be in the range of three to six storeys, but apartment buildings up to ten storeys may be considered adjacent to David Avenue, if there is sufficient market demand for this building form.
- iv. Up to 11,150 m² (120,000 sq. ft.) of commercial floorspace may be developed in the Centre over time as warranted by demand and will include a wide range of potential uses, including retail, food and beverage, health and fitness, personal and professional services, and office.
- v. Commercial and civic development will be focused on the “Main Street” (Princeton Avenue) through the Neighbourhood Centre, which has a nearly level grade for most of its length and is highly walkable.
- vi. The City will explore opportunities to advance a grocery store to locate in the Neighbourhood Centre in accordance with Schedule G.
- vii. A public Plaza approximately 2,880 m² (31,000 sq. ft.) in size will be located in the heart of the Neighbourhood Centre and will serve



as a point of social interaction for residents and visitors and will be programmed by the City for a variety of events and activities.

- viii. The major recreation complex planned for the Partington Creek Neighbourhood will be located in accordance with Schedule G and serve surrounding neighbourhoods and may be developed in phases over time, as warranted by demand.
- ix. Opportunities will be explored to potentially include a residential component on top of some or all of the Mixed Use Commercial Recreation Complex, as identified in Schedule G.
- x. A community centre will be sited adjacent to the public plaza and along Princeton Avenue within the Mixed Use Commercial Recreation Complex (Schedule G) and will be in the approximate range of 5,575 m² (60,000 sq. ft.) to 9,290 m² (100,000 sq. ft.).
- xi. A 14,000 m² (3.5 acre) park will be located adjacent to the plaza and will be designed for both passive (e.g., seating) and informal active use (Schedule C and Schedule G).
- xii. The *Partington Creek Neighbourhood Centre Master Plan* will be used for further guidance on how the Centre will develop, including building and ground plan design, plaza elements, and view corridors.

Recreation and Culture:

- xiii. A portion of Princeton Avenue, adjacent to the public plaza, may be closed to traffic by the City from time to time to allow street festivals and other events.
- xiv. Public art will be an important feature located at key gateways and nodes in the Neighbourhood Centre and should be implemented per the City's *Public Art Policy and Program Plan*.

Access and Connectivity:

- xv. A pedestrian and cycling network that meets the needs of a diverse range of users will be provided within the Neighbourhood Centre and in accordance with Schedule I.
 - xvi. Parking will be provided in a variety of forms, including surface on and off-street parking and structured at-grade and below-grade parking. Where feasible, and based on specific uses, shared parking between residential, commercial and/or civic uses may be considered.
 - xvii. Princeton Avenue, within the Neighbourhood Centre, is a special case streetscape within the City with a strong placemaking role for the community. As such, unique consideration must be made to the design, surface treatments and finishes for this streetscape.
 - xviii. The *Partington Creek Neighbourhood Centre Streetscape Guidelines* will be used for further guidance with respect to design and finishing of the streetscape and public realm.
- b) Walkability and direct pedestrian connections in the Neighbourhood Centre will be supported through careful design of street blocks to ensure they do not act as barriers to easy pedestrian and cyclist movement. This will include using a modified-grid pattern of development, where feasible.

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4.2 Baycrest Area

The Baycrest Area, as shown on Schedule A and B, is about 32 hectares (79 acres) in size and includes 54 properties. It is the only significantly developed portion of the Partington Creek Neighbourhood. The properties, shown on Schedule B, range from 0.08 ha (0.2 acres) to 1.8 ha (4.4 acres) in size and are currently zoned and developed as single family residential. A number of the properties are ready for redevelopment and there is potential in this area for a modest increase in residential density, including single family infill, duplexes, tri/quad-plexes and townhousing that respects the existing 2 to 3 storey built form character.

The Baycrest Area contains key road and infrastructure corridors that will be needed to connect the existing urban area to the future Neighbourhood Centre. In order to help secure the extension of roads and infrastructure through the area, and support viable redevelopment, strategic locations (where road/infrastructure connections are required) within the area have been designated for *Townhousing Residential* land uses.

In other parts of the Baycrest Area, steep slope conditions exist that make the development of single family residential homes impractical. In these areas *Townhousing Residential* is also the preferred option.

The balance of the Baycrest Area is designated *Baycrest Low Density Residential* to support single family infill, duplex, triplex and quadruplex housing forms as permitted in Table 2. This flexible approach to development allows a modest increase in density, where new units can be built around existing homes, and subdivision into smaller lots can provide a mix of unit types.

Policies:

- a) Require, as a pre-condition for future development approval, the logical consolidation of properties to avoid creating orphaned sites that would be difficult to redevelop on their own.
- b) Encourage rear lane access for *Baycrest Low Density Residential* development that front onto arterial or collector streets.
- c) Ensure the proposed Mitchell Street and Rocklin Street alignments are secured through redevelopment to achieve the future transportation network and the extension of utilities and services as described in the Neighbourhood Plan.
- d) Re-align Upper Victoria Drive to improve the intersection function of Upper Victoria Drive with Victoria Drive, and the intersection geometry with Mars Avenue in Port Coquitlam.



SECTION 5 - DEVELOPMENT PERMIT AREAS

All Development Permit Guidelines for the Partington Creek Neighbourhood plan are located in Part 4 of the CWOCP.

Policy:

- a) The Partington Creek Neighbourhood Centre area is designated as a Development Permit (DP) Area to ensure high quality development that is responsive to local environmental conditions and that is appropriate for a mountainside village community is achieved for the Centre. The Development Permit Guidelines relevant to this Development Permit Area are in Part 4, Urban Design and Development Permit Areas.
- b) Multi-family residential development is designated as a Development Permit Area, to ensure a consistent design approach that responds to the setting and location of Partington Creek Neighbourhood and its mountainside location.

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SECTION 6 - IMPLEMENTATION AND MONITORING

6.1 Implementation

Implementation of the Partington Creek Neighbourhood Plan will require a coordinated approach to development that considers a range of technical, market, financial and other factors. This includes the logical extension of urban services. It will also require the application of coordinated policies, inter-departmental plans, and periodic updates to supporting City bylaws and regulations.

The following tasks need to be completed to fully implement the Plan:

- a) Use the City's Multi-Modal Street Design Guidelines to guide frontage improvements to streets and public rights-of-way and prepare guidelines that address fit and finish requirements between curbs and building faces.
- b) Conduct a review and test the layout of local streets and lanes for different parts of the Neighbourhood in advance of development.
- c) Explore alternate vehicle access requirements for *RS-8 Large Village Single-Family Residential* lots fronting streets with steeper grades to improve on-street parking opportunities.
- d) The City will conduct functional level corridor planning for the Freemont Street/ Cedar Drive/ Victoria Drive area to confirm intersection configuration before allowing development in the area to ensure that future right-of-way and alignment requirements are protected.
- e) Work collaboratively with Port Coquitlam (further to Policies B-1.2 and B-1.8 of the Northeast Coquitlam Area Plan and the Strategic Transportation Plan) on the planned Freemont Street connection and Lincoln Avenue crossing of Coquitlam River.
- f) Amend Zoning Bylaw No. 3000, 1996, or other relevant City Bylaws, as required to facilitate:
 - i. Sloping site development policies;
 - ii. Higher fencing in locations where the risk of human-bear conflict may be higher, based on City staff and Qualified Environmental Professional assessments; and
 - iii. Requirements for using bear resistant solid waste containers and providing secure storage space in new developments.
- g) Update City Development Permit Area Guidelines to integrate Bear Smart landscaping principles and design guidance for bear-resistant solid waste container storage (including consideration of other animals).
- h) Investigate the feasibility of developing carriage homes in single family residential land uses within the Plan area.
- i) Explore the concept of utilizing the transfer of development rights for properties encumbered by steep slopes and/or environmental constraints.
- j) Complete an implementation strategy to determine the scope of services to be provided in the mixed-use commercial recreation complex with the Neighbourhood Centre.



- k) Complete a coordinated inter-departmental, high level *Partington Creek Servicing and Civic Facilities Assessment* that identifies the scope, phasing of key neighbourhood infrastructure, and funding estimates, to facilitate plan build out.
- l) Complete detailed technical and business feasibility analysis for a potential district energy system for the Neighbourhood Centre.
- m) Continue on-going work with the School District to identify and confirm public school locations.
- n) Continue to work with TransLink through the Area Transit Planning process to advocate for the early extension of “Frequent Transit Network” (FTN) level of service to the Neighbourhood and in particular the Neighbourhood Centre.

6.2 Monitoring

In order to ensure the Partington Creek Neighbourhood is developed in a manner consistent with the Vision, Principles and policies of this Plan, the City will monitor:

- a) Development of housing, by number and type of units.
- b) Development of commercial floor space, by amount and type.
- c) Provision of public amenities.
- d) Transportation mode share, the amount of sidewalk and cycling facilities constructed, transit service, traffic operations and parking provisions.
- e) The performance of the stormwater management system in relation to the PC IWMP.