

Coquitlam

For Committee

October 22, 2021

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Doc #: 4159509.v6

To: City Manager

From: General Manager Planning and Development

Subject: **Hazel-Coy Neighbourhood Planning Process – Phases 1 and 2 Summary**

For: **Council-in-Committee**

Recommendation:

That the Committee receive the report of the General Manager Planning and Development dated October 22, 2021 and entitled, "Hazel-Coy Neighbourhood Planning Process – Phases 1 and 2 Summary" for information.

Report Purpose:

This report presents the results of the first two phases of the Hazel-Coy Neighbourhood Plan (HCNP) consultation process, including major emerging themes and intended next steps.

Strategic Goal:

The Hazel-Coy Neighbourhood Plan supports the strategic goal of 'Safe and Complete Neighbourhoods' and is a "B" priority in the 2021 Business Plan.

Executive Summary:

The first two phases of the HCNP involved extensive community engagement, and are now complete. The engagement process included multiple components and communication channels to ensure it was as accessible as possible to a wide range of audiences, including those without access to internet.

The project team received a large volume of feedback from the various engagement channels on the high level concept for Hazel-Coy as outlined in the Northwest Burke Vision (NBV). Some themes from the first two phases included mixed opinions about development in the Hazel-Coy neighbourhood, concerns about environmental impacts of potential development, and a desire for more amenities and improved access to Pinecone Burke Provincial Park.

During consultation, some property owners also raised concerns around the conceptual collector street alignment in the NBV and its potential impact on existing property. Following an evaluation of several alignment options, a preferred alignment has since been identified and the project team recently held one-on-one meetings with property owners directly affected by the collector street to share the interim and preferred alignments, accept input, and answer questions.

Phase 3 of the HCNP will involve the development of a draft plan and policies for the Hazel-Coy neighbourhood. This draft plan will consider the feedback received from the first two phases and seek to respond to the emerging needs,

suggestions and concerns of residents. The draft plan is targeted to be presented to Council-in-Committee prior to consultation with stakeholders, committees and other interested parties for input in spring 2022.

Background:

The NBV identified four neighborhoods for future planning to accommodate growth in Coquitlam. Hazel-Coy is the first neighbourhood area of these four to advance based on a set of criteria in the NBV which reflect the City's growth priorities, represented by the Official Community Plan, Strategic Transportation Plan and the City's investment in road, utility and community infrastructure (see Attachment 1). There are currently over 20 existing residential dwellings in Hazel-Coy, and consistent with the NBV planning process there are 950 more homes and an estimated 2,750 people projected to live in the neighbourhood.

On December 14, 2020, Council endorsed a comprehensive scope, process and public engagement approach for the development of the HCNP through a four-phase planning process scheduled for completion by fall 2022. When complete, the HCNP will include land use, placemaking, infrastructure and environmental policies that build upon the technical work and guidance from the NBV.

Phase 1 of the HCNP focused on background research and introductory engagement with directly-affected stakeholders, and Phase 2 included broad public engagement to share findings from the initial phase and collect input to guide the subsequent development of the draft plan. The first two phases for the HCNP are now complete and the feedback received from both phases is summarized in this report. In addition, this report provides an update on progress on technical work, including transportation planning and environmental analysis, and next steps in the process.

Discussion/Analysis:

Community Engagement Process

The HCNP project team undertook comprehensive community engagement during the first two project phases, from February to August 2021 (see Attachment 2). The purpose of this engagement was to reintroduce the concept for the neighbourhood shown in the NBV, and confirm whether this still aligns with the needs and expectations of the broader community. While most of the engagement activities took place online given the context of the COVID-19 pandemic, there were also multiple opportunities for people to provide input through other channels so that engagement was as accessible as possible to a wide range of audiences, including those without access to internet.

During the initial phase, the project team conducted introductory engagement with Hazel-Coy property owners and other key stakeholders to provide information, obtain initial feedback and gain an in-depth understanding of the neighbourhood context. This intensive approach was used given the relatively small number of property owners in the neighbourhood and the length of time that had elapsed since the NBV was adopted in 2017. In addition to two virtual information sharing and Q&A sessions held in February 2021, the project team held focused online and phone interviews with affected property owners, residents and developers, as well as meetings with various community interest groups, external agencies and advisory committees.

During the second phase, the project team undertook broad public engagement efforts to share information about the project and the feedback received during the first phase, as well as to gather input on various subject areas that would help shape the subsequent development of the draft plan and policies. The approaches used in this phase included an online survey (hard copies with prepaid return envelopes were also mailed to Hazel-Coy residents), a youth engagement session and public information sessions (both virtually in June and in-person, pop-up in July), all of which were widely publicized through mailouts, email notifications and print and digital advertisements.

In addition, City staff have also had initial discussions with *kwík'wəłəm* First Nation in regarding engagement opportunities. Further conversations are currently taking place and staff will update Council as new information is available from these discussions, and any future engagement.

Consultation Feedback Summary

A large volume of feedback was received from the various engagement channels. An overview of the key themes heard overall from the community interest groups, external agencies and advisory groups, interviews, survey results, and information sessions is provided below. An infographic summarizing what we heard from the various engagement activities can be found in Attachment 3, with more detailed results and analysis found on the Hazel-Coy Neighbourhood Plan public engagement page at <https://letstalkcoquitlam.ca/hazelcoy>.

Varied Opinions about Development

During both consultation phases, there were mixed opinions about development in the Hazel-Coy neighbourhood. A number of land owners, including long-term residents and developers who have acquired properties in anticipation of development consistent with the NBV, are supportive of a plan that increases residential development in Hazel-Coy. Others expressed that development in this neighbourhood was unnecessary and questioned the need for proceeding with the neighbourhood planning process. Existing Hazel-Coy residents also had a range of perspectives about development and varying plans in terms of whether they plan to stay or eventually leave the neighbourhood.

In the survey, the proportions of respondents who agreed or somewhat agreed that they supported new development in this neighbourhood were 40% for Hazel-Coy owners/residents and 41% for Northeast Coquitlam residents.

Environmental Considerations

A recurring theme from both phases of consultation was concerns about the environmental impacts from potential development. These environmental concerns featured prominently among the survey respondents and were expressed by several community interest groups and advisory committees. These concerns include potential loss of wildlife habitat, wildlife movement corridors, human-wildlife conflicts, watercourse protection, tree canopy loss and wildfire risks. In the survey, 86% of all respondents also expressed concerns about the impact of development on the environment. In addition, there were concerns raised about the need for up-to-date and reliable environmental information within the neighbourhood.

Amenities and Recreational Uses

Throughout the engagement program, residents and stakeholders expressed the need for more amenities to support the growing population on Burke Mountain. Survey respondents were asked about the activities, services and amenities that would be appropriate in close proximity to the school and, the more popular choices were trail connections (44%), public park (44%) and daycare (37%). For Northeast Coquitlam residents, the top three preferences were trail connections (51%), public park (44%) and coffee shop/café (41%).

The need to improve access to Pinecone Burke Provincial Park was also an important finding (in the survey, 55% of respondents agreed or somewhat agreed that they would like to see improved access). Respondents most favoured locating hiking or walking trails in the HCNP area bordering the Park (selected by 67% of all respondents). During a discussion with Coquitlam Search and Rescue, they noted the importance of signage and education with respect to urban-wilderness interface.

Other Themes

In addition, some of the other themes that were heard from specific groups include:

- Concerns about safety on streets, including opposition to the Oxford Street extension from some residents of Parkridge Estate (residential area that is accessed from Oxford Street north of David Avenue) given concerns related to construction traffic and road safety; and
- A desire from Port Coquitlam & District Hunting & Fishing Club members for the Club to remain in its current location.

Proposed Oxford-Coast Meridian Collector Street

One important piece of technical work the project team began during these initial project phases was planning for the collector street. The NBV identified a conceptual collector street network that included an extension of the existing Oxford Street to connect to Coast Meridian Road through the Hazel-Coy neighbourhood. This required collector street extension would create a necessary secondary access route for emergency services, as well as provide new travel route options in the road network that would potentially reduce vehicle congestion and delays on Coast Meridian Road. The new collector street will also provide pedestrians and cyclists with improved access to future trails in the neighbourhood and Pinecone Burke Provincial Park.

At the time of the NBV adoption, the intention was for further review of the collector street alignment through the HCNP process, particularly where it would pass through existing residential properties. During engagement earlier this year, concerns continued to be raised by some of the property owners directly impacted by the alignment of the collector street as shown in the NBV. Weighing these concerns and to confirm the technical feasibility of the collector street network previously identified in the NBV, a transportation consultant was engaged to explore alignment options for the Oxford-Coast Meridian collector street.

Following this review, a preferred alignment for this new collector street has been identified (see Attachment 4). This alignment considers local topography, meets bylaw and technical standards, accommodates active transportation (i.e.,

walking and cycling) design, minimizes environmental impact (i.e., creek crossings), and considers development and phasing implications for properties through an interim street network plan. In the next review, modelling work will be undertaken to analyze the anticipated traffic impacts of the proposed collector street on the existing road network – David Avenue and Oxford Street intersection.

In September, the project team offered one-on-one meetings with Hazel-Coy property owners directly impacted by the collector street to share the interim and preferred alignments, accept input, and answer questions. The project team will also continue to engage with Parkridge Estate residents regarding their concerns about the Oxford Street extension. Concerns raised by the residents around construction-related impacts will be addressed through the development application process (after the neighbourhood plan is adopted) which outlines the City's Good Neighbour Development Policy and construction management plan requirements.

Next Steps:

Phase 3 of the HCNP will involve the development of a draft plan and policies for the Hazel-Coy Neighbourhood, including a vision, guiding principles, a proposed land use concept, a finalized street network, a servicing assessment and amenities strategy, as well as land use, environmental, transportation, utilities, wildfire mitigation, parks, recreation and open space policies.

In developing the draft plan, the project team will further examine the feedback received from the first two phases and undertake further background research and technical analysis to inform the development of policies and the land use concept. This includes work by a consultant that has been initiated to review environmental information in the Hazel-Coy neighbourhood (e.g., aquatic habitat, wildlife habitat, vegetation and stream corridor protection), as well as assess the environmental impacts of potential land use options. In addition, a baseline canopy cover study will also start shortly as part of an action item from the City's Climate Adaptation Strategic Plan to systematically monitor the urban tree canopy and identify areas for action.

Other key pieces of work to be done during Phase 3 include:

- Reviewing the development potential and servicing considerations for Hazel-Coy neighbourhood properties which have a portion lying outside of the neighbourhood boundary. For example, some properties east of Martin Street may have development potential east of Hyde Creek that would then require access from Coast Meridian Road;
- Developing a funding approach for the proposed Hyde Creek bridge crossing;
- Exploring options to achieve safe, proper access to Crystal Falls;
- Continuing to engage with BC Parks in the Pinecone Burke Provincial Park Management Plan process;
- Establishing a vision for the recreation and tourism area bordering Pinecone Burke Provincial Park that is compatible with the proposed directions of the Management Plan;
- Identifying a location for the proposed elementary school; and
- Developing a vision for the community node near the proposed school site.

The draft plan is targeted for presentation to stakeholders, committees and other interested parties for input next spring. Later during Phase 3, the project team will also develop and deliver a public engagement program to obtain feedback on the draft plan, taking into consideration prevailing public health guidelines and also with the goal of reaching out to Northeast Coquitlam population groups who have been underrepresented in the earlier phases.

To better respond to the concerns expressed during Phases 1 and 2, the engagement program for Phase 3 will also provide additional information on how the City identifies areas for planning and new development, share findings from the City's environmental consultant and how environmental constraints affect development potential.

In Phase 4, refinements to the draft plan will then take place and a final neighbourhood plan is targeted for Council consideration in 2022, along with necessary Official Community Plan amendments and an accompanying servicing assessment that identifies required infrastructure improvements, including estimated costs and funding sources.

Financial Implications:

The HCNP is included in the 2021 Business Plan as a "B" priority and will primarily be undertaken with existing staff resources, as well as drawing on external consultants as necessary.

Infrastructure improvements (transportation, utilities, and parks) will be required to support development in the Hazel-Coy neighbourhood. A servicing assessment will be prepared as a 'companion' report to the final plan and identify these required infrastructure improvements, including estimated costs and funding sources (such as Development Cost Charges).

Conclusion:

The HCNP builds upon the NBV and aims to provide certainty and guidance for residents and development in this area of Northeast Coquitlam. The first two phases of the plan involved consultation with various interested and affected parties, resulting in a diverse range of community opinion.

As the HCNP project moves into the next phase of the planning process, the project team will consider the feedback as an input into the development of a draft plan and policies and undertake further technical analysis including an environmental study by a consultant. The draft plan is targeted for presentation to stakeholders for input in spring 2022.



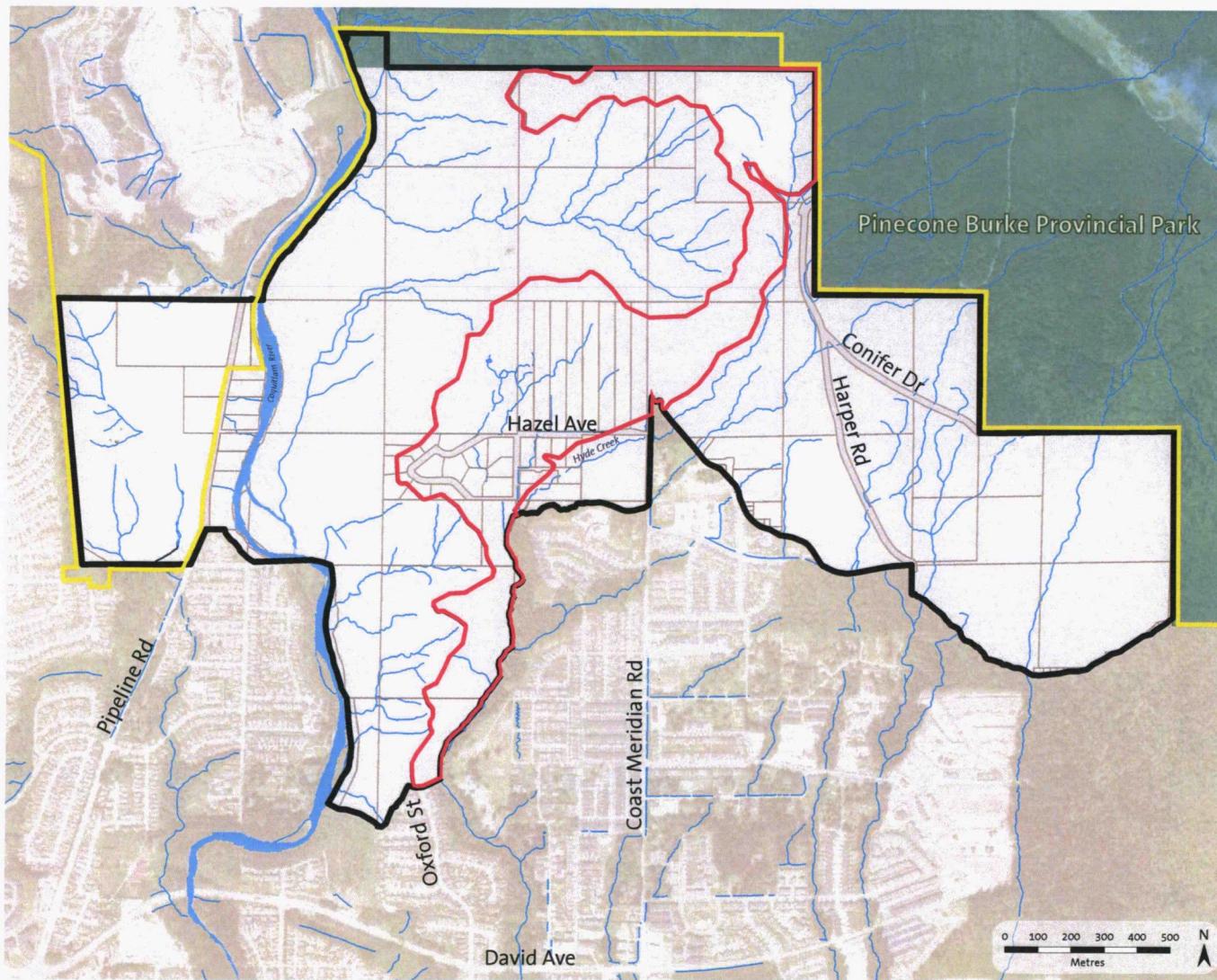
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Attachments:

1. Location of Hazel-Coy Neighbourhood (Doc# 4196927)
2. Phases 1 and 2 – Summary of Stakeholder & Public Engagement Activities (Doc# 4152242)
3. Phases 1 and 2 – What We Heard – Infographic (Doc# 4228613)
4. Proposed Oxford-Coast Meridian Collector Street Alignment (Doc# 4191699)
5. Presentation: Hazel-Coy Neighbourhood Planning Process – Phases 1 and 2 Summary (Doc# 4202403)

This report was prepared by Glen Chua, Community Planner and reviewed by Kathy Ho, Transportation Policy Engineer, Kristen Elkow, Senior Planner, and Genevieve Bucher, Director Community Planning.

ATTACHMENT 1



Location of Hazel-Coy Neighbourhood

KEY

- Hazel-Coy Neighbourhood Plan Area
- Northwest Burke Vision Area
- Urban Containment Boundary
- Coquitlam River
- Watercourses

DISCLAIMER: The information presented may not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

**Hazel-Coy Neighbourhood Plan (HCNP) Phases 1 & 2
Summary of Stakeholder & Public Engagement Activities**

During the first two phases of the Hazel-Coy Neighbourhood Plan process, staff extensively engaged with a wide range of residents, stakeholders and audiences. While the COVID-19 pandemic meant most engagement activities had to occur virtually, the project team recognized the limitations of online engagement for people without access to the internet. As such, the project team also used various other approaches (e.g., letters and hard copy survey mail-outs to Hazel-Coy property owners and residents, phone interviews with Hazel-Coy residents, in-person outdoor pop-up information sessions) to ensure engagement was as accessible as possible to a wide range of audiences.

Phase 1: February to July 2021

The initial phase of the Hazel-Coy Neighbourhood Plan involved engagement with directly-affected residents, property owners and stakeholders to introduce the Hazel-Coy Neighbourhood Plan process, share information on the previous Northwest Burke Vision work leading up to this process, and obtain initial feedback on the project. During this phase, engagement activities included:

- Letters mailed to 24 Hazel-Coy Neighbourhood property owners and residents inviting them to attend a virtual information session and schedule an interview to learn about the project – sent on February 8, 2021 and a follow-up reminder sent on May 11, 2021 for those who had not previously responded
- Two virtual information sessions on February 23 and 25, 2021 (14 attendees in total)
- One-on-one video and phone interviews with 11 property owners and residents in the Hazel-Coy Neighbourhood (i.e., representing 46% of all Hazel-Coy property owners and residents contacted)
- Letters mailed to 171 property owners and residents of Parkridge Estate (residential area taking access from Oxford Street north of David Avenue) inviting them to attend a meeting
- Emails to 10 community interest groups and external agencies inviting them to attend a meeting
- Meetings with 11 community interest groups and external agencies
 - Residents of Parkridge Estate (15 attendees)
 - Port Coquitlam & District Hunting & Fishing Club (3 representatives)
 - Burke Mountain Naturalists (7 attendees)
 - Coquitlam River Watershed Roundtable (24 attendees)
 - School District 43 (3 staff members)
 - Metro Vancouver (1 staff member)
 - TransLink (2 staff members)
 - HUB Cycling Tri-Cities Chapter (1 representative)
 - Tri-Cities Off Road Cycling Association (TORCA) (2 representatives)
 - Coquitlam Search and Rescue (1 representative)
 - Urban Development Institute (22 attendees)

- Meetings with Advisory Committees
 - Multiculturalism Advisory Committee
 - Sports and Recreation Advisory Committee
 - Sustainability and Environmental Advisory Committee
 - Universal Access-Ability Advisory Committee
 - Youth Council

Phase 2: June to August 2021

Phase 2 of the HCNP process focuses on broader public engagement to share information about the project and the feedback received during the first phase, as well as to gather input on various subject areas that will help shape the development of the plan and policies. During this phase, engagement activities included:

- Youth engagement session held on June 17, 2021 on Zoom (10 attendees)
- Two virtual engagements sessions held on June 26 and June 29, 2021 on Zoom (23 attendees in total)
- Two pop-up in-person information sessions at Princeton Park held on July 10 and July 14, 2021 (32 attendees in total)

A survey was also available from June 26 to July 16, 2021 to collect public feedback. This survey was accessible from the Let's Talk Coquitlam engagement website. The survey was promoted during the engagement sessions and through multiple channels as part of a robust consultation strategy, including:

- Letters with hard copies of the survey and prepaid return envelopes mailed to 24 Hazel-Coy Neighbourhood property owners and residents to allow those without internet or computer access to easily submit their completed survey by mail;
- Multiple email notifications to mailing list subscribers through the Let's Talk Coquitlam engagement website and to subscribers via the NotifyMe service on the City's website with a nearly 80% open rate;
- Emails to 11 community interest groups (including Parkridge Estate residents who registered for a previous meeting) and external agencies;
- Mail-out of postcard notices to 6,500 Northeast Coquitlam residents
- Advertisements in Tri-City News (June 17 and 24, 2021 issues);
- Digital advertisements at community facilities;
- Social Media (Over 33,000 people reached on Facebook, Twitter and Instagram with over 1,800 social engagements and nearly 500 link clicks);
- Community Signs posted at the Coast Meridian Road and David Avenue intersection.

Both phases

The City's Hazel-Coy Neighbourhood Plan project information webpage (coquitlam.ca/hazelcoy) received 1,227 visits until the end of August 2021. In addition, a separate Let's Talk project engagement website (letstalkcoquitlam.ca/hazelcoy) provided opportunities for the public to learn more about the Hazel-Coy Neighbourhood Plan project and contribute ideas and feedback. Since its launch until the end of August 2021, the project engagement website received 1,633 visits. There were 1,400 aware visitors (visited the project page), 509 informed visitors (clicked on something such as a document, or key dates), and 218 engaged visitors (used one of the engagement tools such as the survey or Q&A). 18 questions were asked in the Q&A tool and 209 people completed the survey.

As of August 31, 2021, 69 people were subscribed to email notifications for project updates through the Let's Talk Coquitlam engagement website and 85 individuals through the NotifyMe service via the City's website.

In addition, there were over 40 email and phone inquiries about the Hazel-Coy Neighbourhood Plan from interested parties during both phases.

Hazel-Coy Neighbourhood Plan

PHASES 1 & 2 | What We Heard

From February to August 2021, directly-affected stakeholders and the public were invited to participate in a number of engagement activities as part of the Hazel-Coy Neighbourhood planning process. Feedback from these first two phases will inform the development of the draft plan and policies over the coming months.

Engagement Activities

Targeted Stakeholder Engagement (Phase 1)

Key stakeholders were engaged in the following ways



Public Engagement (Phase 2)

Key stakeholders were engaged in the following ways



Project Engagement Website (Phases 1 & 2)



Hazel-Coy Neighbourhood Plan

PHASES 1 & 2 | What We Heard

What we learned from introductory meetings and interviews with landowners and residents of Hazel-Coy Neighbourhood. This included 13 residents, and 2 developers. Additional findings from Hazel-Coy residents/property owners can be found in the survey section.

What We Heard Hazel-Coy Residents and Landowners

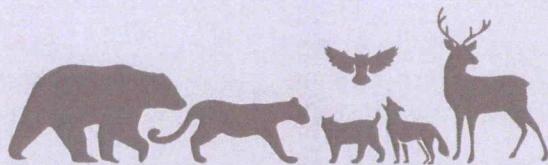


Many residents have been living in the neighbourhood for a long time, with some there for more than 30 years.



Stay versus leave: 5 out of 9 interviewed residents indicated plans to eventually leave the neighbourhood; others plan to stay on in the neighbourhood, with some interested to subdivide or to add a carriage house to their property.

Strong appreciation for natural beauty, quietness and tranquility of neighbourhood.



Wildlife species seen in this neighbourhood include deers, bears, cougars, coyotes, owls and bobcats.



Developers see the area as mostly a **mix of single family housing and townhousing** (consistent with the Northwest Burke Vision).



Concerns mainly focused around the proposed transportation network, such as the collector street alignment and timing, and funding approach for the Hyde Creek crossing.

What else did we learn?

From youths



- Desire for area not to be overly developed and that there would still be plenty of trails and wild spaces for exploration



From environmental interest groups



- Impacts on wildlife habitat, wildlife movement corridors, human-wildlife conflicts, watercourse protection, tree canopy loss and wildfire risks should be considered

From advisory committees



- Desire for more information given concerns about tree retention, increased human-wildlife conflicts, stormwater and watershed management, development on sloping sites and wildfire management
- Desire to reach a diverse population during engagement
- Need for adequate amenities to serve trail users
- Desire for more development types to allow for "aging in place"
- Desire for more inclusionary spaces that accommodate people of all ages and abilities

From Parkridge Estate residents

- Concern about negative impacts of Oxford Street extension
- Desire for construction of the collector street loop to start at the Coast Meridian Road end
- Desire to improve traffic safety on Oxford Street

Hazel-Coy Neighbourhood Plan

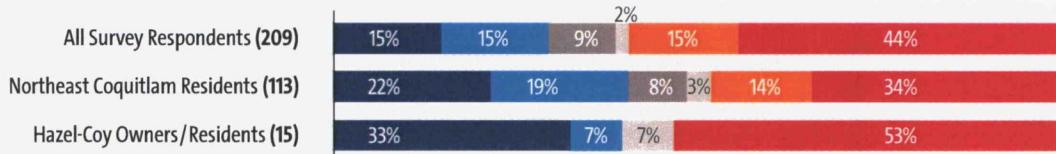
PHASES 1 & 2 | What We Heard

Survey Findings

In the survey, we asked the extent to which respondents agreed/disagreed with feedback we heard from the first phase.

Index: ■ Agree ■ Somewhat Agree ■ Neutral ■ Don't Know/Not Sure ■ Somewhat Disagree ■ Disagree

I support new development in this neighbourhood



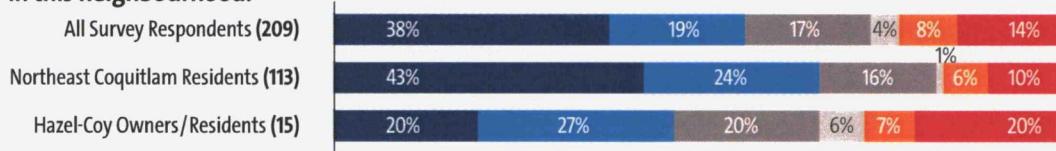
I have concerns about the impact of development on the environment



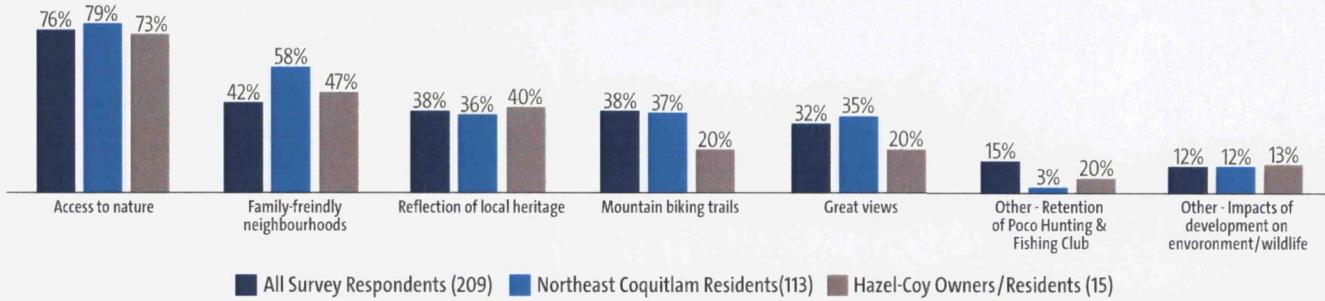
I would like to see access to Pinecone Burke Provincial Park improved



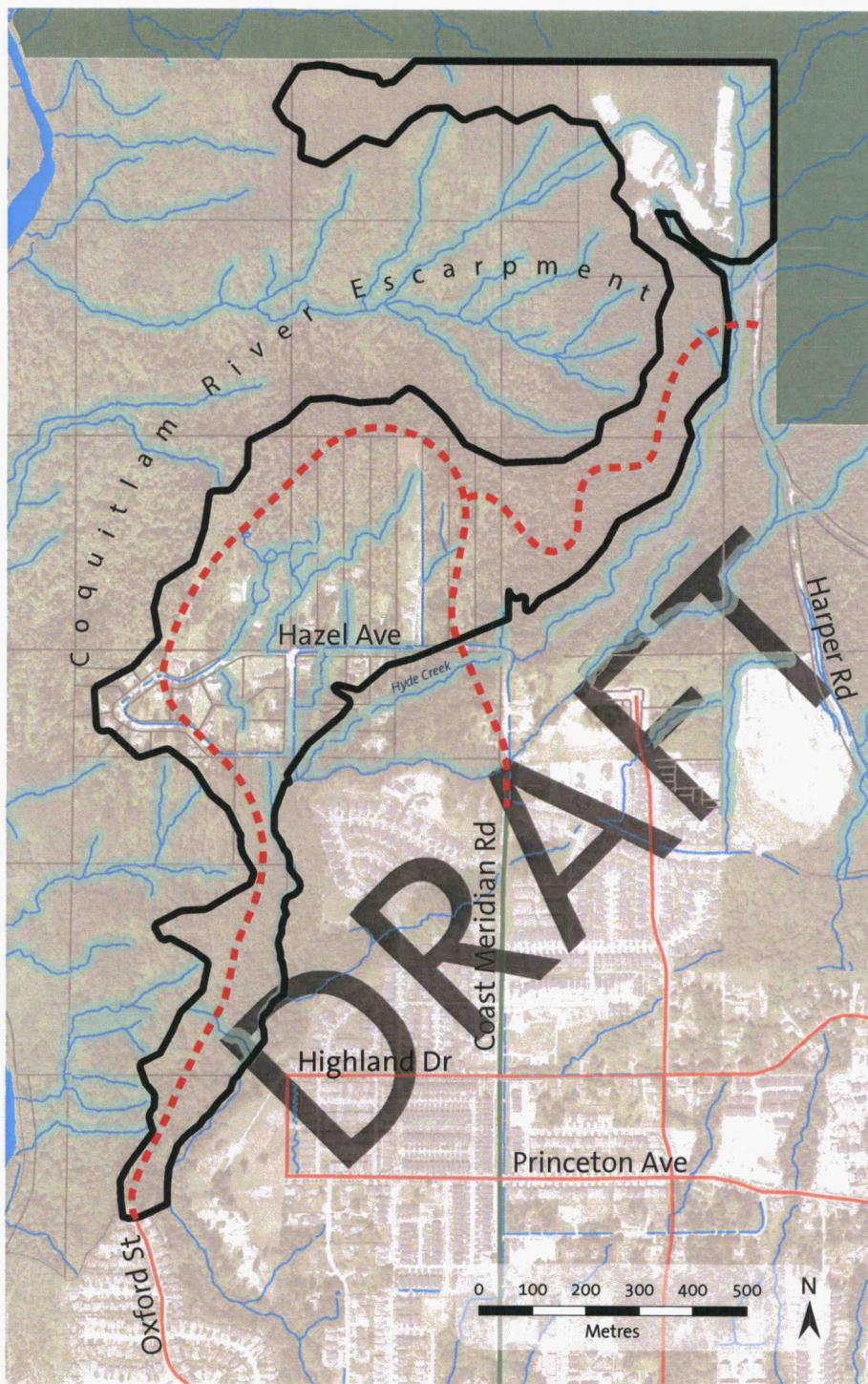
I would like to see improvements that support walking, cycling and public transit in this neighbourhood.



Top considerations for development of Hazel-Coy Neighbourhood plan



Hazel-Coy Proposed Collector Street Network



KEY

- Hazel-Coy Neighbourhood Planning Area Boundary
- - - Preferred Collector Street Alignment
- Existing Arterial
- Existing Collector

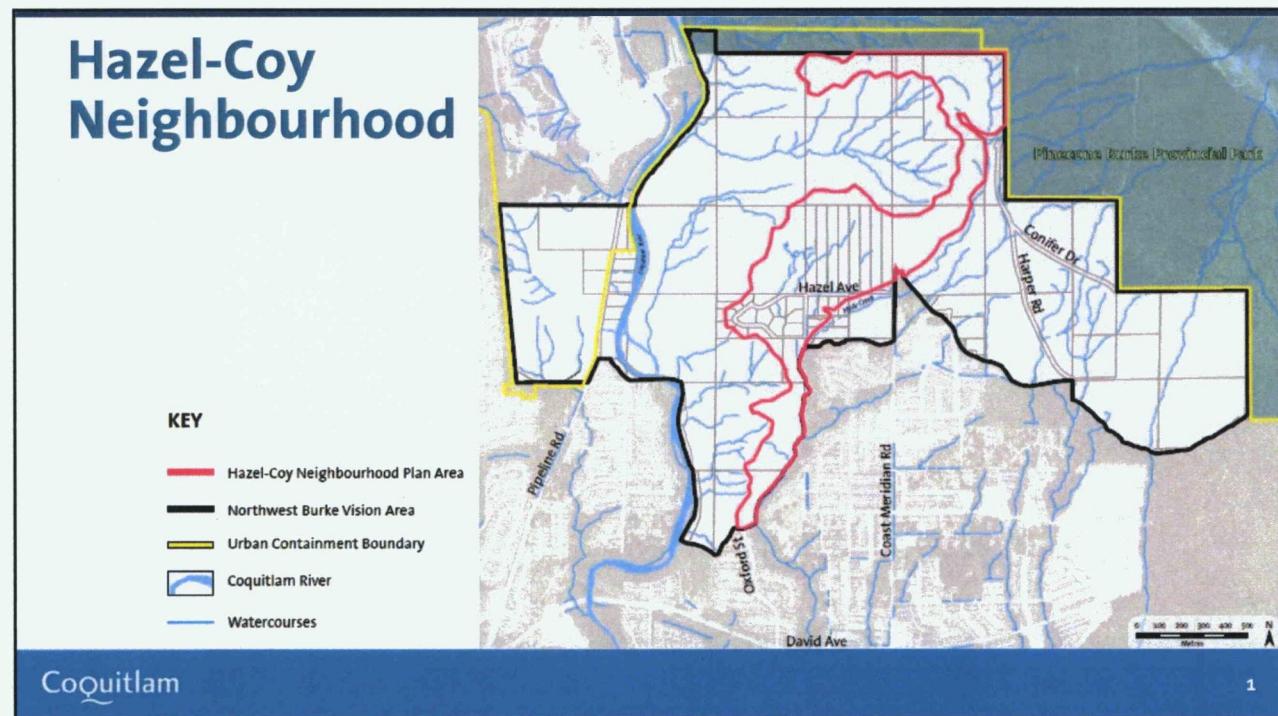
Hazel-Coy Proposed Collector Street Network (Interim)



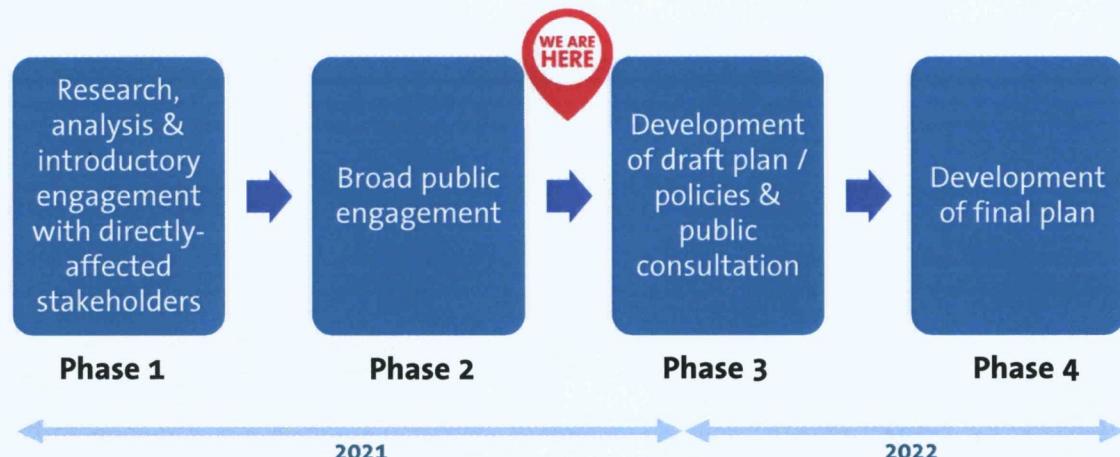
KEY

- Hazel-Coy Neighbourhood Planning Area Boundary
- - - Preferred Collector Street Alignment
- Interim Local Road Alignment (existing Hazel Ave and Coy Ave)
- Interim Local Road Alignment (to be constructed)
- Existing Arterial
- Existing Collector

The cover page features a blue header with white text. It reads "City of Coquitlam Planning and Development" and "Hazel-Coy Neighbourhood Planning Process - Phases 1 and 2 Summary". Below this, it says "Council-in-Committee November 1, 2021 / Doc #4202403". On the left, there are social media icons (Facebook, Twitter, Instagram, YouTube, LinkedIn) and a website link "letstalkcoquitlam.ca/hazelcoy". On the right, the word "Coquitlam" is written vertically. To the right of the text area is a colorful illustration of a residential neighborhood with houses, trees, and a mountain in the background.



Timeline



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Community Engagement



Focused Interviews
(Property Owners, Residents)



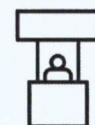
Meetings
(Interest Groups, Agencies, Committees)



Survey



**Virtual
Information
Sessions**



**Pop-up
Information
Sessions**



**Youth
Engagement
Session**

Coquitlam

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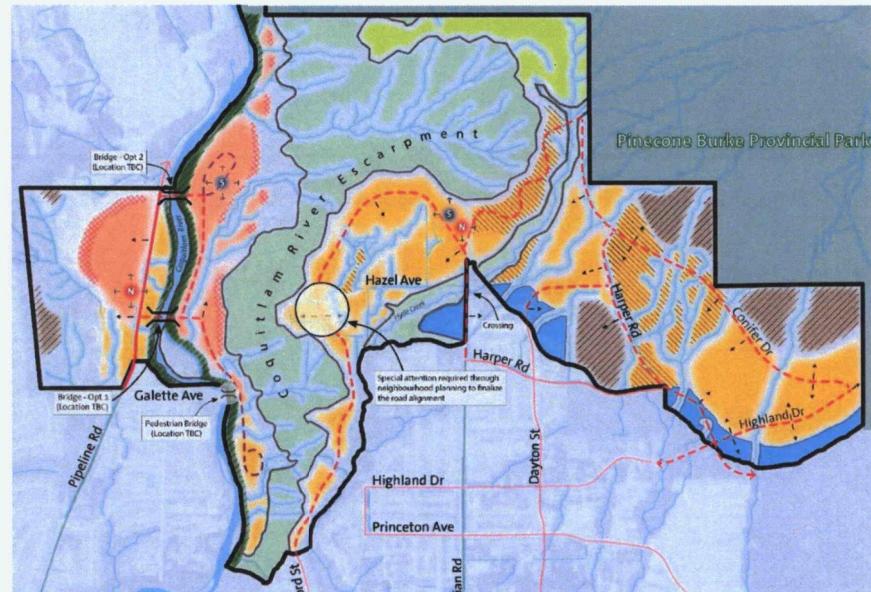
Consultation Feedback

- Mixed opinions about development in neighbourhood
- Concerns about environmental impacts of potential development
- Desire for more amenities and improved access to Pinecone Burke Provincial Park

Consultation Feedback

- Opposition to Oxford Street extension from some Parkridge Estate residents (construction traffic, street safety, etc.)
- Desire from Port Coquitlam & District Hunting & Fishing Club members for Club to remain

Collector Street Network Concept from 2017 Northwest Burke Vision

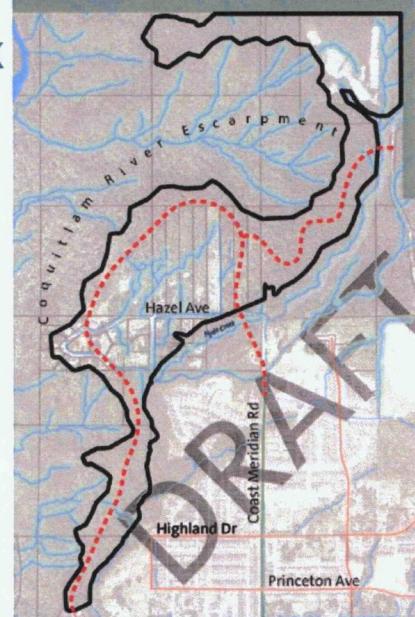
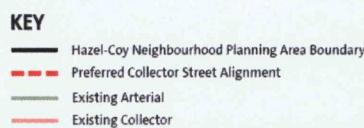


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Proposed Collector Street Network

- Meets bylaw and technical standards
- Accommodates active transportation design
- Minimizes environmental impact
- Considers development and phasing implications for properties through interim street network plan



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Next Steps (Phase 3 – Draft Plan)



Review environmental information
(in the Hazel-Coy Neighbourhood)



Develop policies



Review development potential (propose land uses for properties)



Develop funding approach for the Hyde Creek bridge crossing



Finalize transportation network

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Next Steps (Phase 3 – Draft Plan)



Explore options to provide trail access to Crystal Falls



Establish a vision for the recreation and tourism area



Identify a location for the proposed elementary school



Develop a vision for the community node near proposed school site



Develop and deliver a public engagement program to reach out to underrepresented population groups

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Hazel-Coy Neighbourhood
Planning Process -
Phases 1 and 2 Summary

Thank You



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