Hazel-Coy Neighbourhood Plan Phases 1 & 2 Engagement Feedback Summary

I. Phases 1 and 2 - Summary of Public Notification & Stakeholder Engagement

II. Hazel-Coy - Phase 1 – Introductory Meetings & Interview Summary

III. Hazel-Coy - Phase 1 – Summary of Key Feedback from Meetings with Community Interest Groups, External Agencies and Advisory Committees

IV. Hazel-Coy - Phase 2 - Survey Results

V. Hazel-Coy - Phase 2 - Summary of Information Sessions

VI. Hazel-Coy - Phase 2 - Mural graphics for youth engagement session

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

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.

II. Hazel-Coy Neighbourhood Plan (HCNP) Phase 1 – Introductory Meetings and Interview Summary

Introductory meetings

Introductory meetings consisted of two virtual information sessions that took place on February 23 and 25, 2021. During these two sessions, the project team provided background information about the Hazel-Coy Neighbourhood Plan process to 14 attendees in total and in the ensuing discussion, major themes included:

- Desire for information about the function and alignment of the Oxford Street collector street extension
- Concerns over impacts of development on environment and the wildlife
- Interest in the project timeline and desire to understand when development might start occurring in the neighbourhood

One-on-One Interviews

Property owners and residents in the Hazel-Coy Neighbourhood were sent invitations to attend a one-on-one interview with the project team who sought to understand their current situation and future aspirations and plans. Out of 24 property owners and residents contacted, 9 households and two developers (all of whom own property in the neighbourhood) participated in the interviews[1]. Each interview had a structured format with a set of standard questions:

- Connection to Hazel-Coy
    - Where is your property/residence located?
    - Would you be open to sharing a bit about your history in the neighbourhood?
    - What do you currently use your property for? (i.e., your family home, home business, gardening, rental, secondary suite, vacant, etc.)
    - Besides personal vehicle, how do you travel to/from the neighbourhood?
    - What features do you appreciate about the neighbourhood?

- Neighbourhood plan process
    - Did you attend an Information Session?
    - Do you have any questions about the neighbourhood planning process?

- Aspirations
    - What are your plans and aspirations for your property?
    - How do you see these aspirations fitting into the neighbourhood planning process?
    - Is there anything else you would like to share?

[1] While the project team will continue to have interviews with property owners and residents upon request at any time during the neighbourhood planning process, only interviews up to August 2021 have been summarized in this attachment.

- Do you have any concerns about what is shown in the Northwest Burke Vision, and how this might affect your plans?

The discussion for each section has been summarized below.

Connection to Hazel Coy

- All of the individual property owners who were interviewed use their property as their primary residence, with some of them having lived in the area for more than 30 or 40 years.
- Most land owned by the two developers in the neighbourhood are undeveloped and the few properties that have existing dwellings are currently rented out.
- Aside from driving, some residents also currently travel around on foot, by bike, or use HandyDART and taxis. There is currently no public transit within walking distance of the neighbourhood.
- All interviewees expressed an appreciation for the natural beauty of the neighbourhood.
- Many existing residents expressed an appreciation for the quiet and tranquil wilderness setting of the neighbourhood.
- A few residents noted the wildlife they often see in this neighbourhood, such as deers, bears, cougars, coyotes and bobcats. In addition, a resident shared photos of owls living near their property.

Neighbourhood plan process

A wide range of topics was brought up by the interviewees. Discussion themes included:

- Enquiry about the timeline of the project, with some interviewees expressing concerns over the length of time it has taken to begin neighbourhood planning in Hazel-Coy and hoping the process could be sped up
- Desire to ensure people without access to computers can take part in the process.
- Desire for the plan to consider the interests of existing residents who wish to stay until they pass on and avoid these residents feeling intense pressure to move.
- Desire to identify location of school site early in the process.
- Belief that the commercial node in the neighbourhood should be smaller in scale as a larger, destination type of node would not be commercially viable.
- Desire to understand future public transit access plans for the neighbourhood.
- Desire for new development to be respectful of the watercourses, creeks and ravines.
- Desire for transportation, access and infrastructure issues to be addressed before any development happens.

Aspirations

- In general, over half of the interviewed households (5 out of 9) indicated plans to eventually leave the neighbourhood, although some might only do so after a few years. The remaining interviewed residents plan to stay on in the neighbourhood, with some interested to subdivide or to add a carriage house on their property.
- Interviewees who expressed a desire to stay on in the neighbourhood were largely opposed to increased densification of the neighbourhood and were concerned that new development would not fit the existing area.

- Interviewees who expressed a desire to leave the neighbourhood are generally in favour of increased density in the neighbourhood to maximize the development potential of their properties.
- The two interviewed developers have plans that align with the land uses proposed in the Northwest Burke Vision (i.e., a mix of single-family housing and townhousing).
- Concerns about the Northwest Burke Vision and how it might affect interviewees' plans mainly focused around the proposed transportation network, such as the alignment of the collector street through existing properties in the Hazel-Coy Neighbourhood, whether the Oxford Street extension or Hyde Creek crossing would be constructed first and funding approach for the Hyde Creek crossing.
- Other broader aspirations for the neighbourhood expressed by residents include having the Port Coquitlam & District Hunting & Fishing Club continue to operate, public trail access along Hyde Creek, large natural areas for recreation, and having roundabouts instead of traffic signals to move traffic.

III. Hazel-Coy Neighbourhood Plan (HCNP) Phase 1 – Summary of Key Feedback from Meetings with Community Interest Groups, External Agencies and Advisory Committees

Community Interest Groups & External Agencies

April 9, 2021 – Urban Development Institute
(No comments received)

April 20, 2021 – Parkridge Estate Residents

- Desire to understand construction phasing and timing of future development in the Hazel-Coy Neighbourhood, including a preference for construction to start nearer the north end of Coast Meridian Road due to construction traffic concerns on Oxford St
- Desire for information on anticipated future traffic volume impacts along the existing Oxford Street
- Desire to see measures implemented to address traffic safety concerns and reduce vehicle speeds on Oxford Street
- Concerns about the impacts of development in Hazel-Coy Neighbourhood on nature and wildlife

April 29, 2021 – Tri-Cities Off Road Cycling Association (TORCA)

- Need for early planning of trail access points to Pinecone Burke Provincial Park, parking access locations and ample signage
- Trails built and maintained by TORCA are not only for mountain bikers, but also for hikers

May 6, 2021 – TransLink

- While there are currently no plans for transit service expansion in this area due to funding constraints, streets should be designed to ensure transit vehicles could be accommodated in the longer term if such service is realized
- Important to focus on active transportation connections to nearest transit stops and find ways to address challenges posed by steep terrain in this area

May 11, 2021 – Burke Mountain Naturalists

- Concerns about loss of trees and vegetation, especially in steeply sloped areas with development
- Concerns about loss of wildlife habitat, especially for endangered and undervalued species like bats which are present in this area
- Concerns about cumulative environmental impacts of development and increase in human-wildlife conflicts
- Desire for more information on tree management work to date and an updated tree canopy assessment

- For hazardous trees remaining as a result of development, it is preferable to see them saved and topped off with holes drilled for birds to use them
- Desire to minimize effects of lighting on birds and wildlife – for example, Peachland has bat-friendly LED lighting
- Consider wildlife movement corridors; clear span bridges for wildlife to traverse under them would help in this regard

May 12, 2021 – Coquitlam River Watershed Roundtable

- Coquitlam River Watershed Roundtable has a Lower Coquitlam River Watershed Plan, in which one of the identified strategies is a Natural Space Strategy that recommends continuous green and wildlife corridors
- Consider wildfire risks in neighbourhood planning
- Consider low-impact development techniques
- Concerns that given the current climate emergency context, the Hazel-Coy neighbourhood planning process promotes new greenfield development when a lot of existing development in the Lower Mainland is not built to the highest or best use

May 13, 2021 – Metro Vancouver

- The neighbourhood could potentially sustain more amenities and have more services, retail and small grocery stores to ensure these greenfield developments are complete communities
- Need to ensure there is enough density to sustain public transit in the future
- Biggest challenge for this neighbourhood is steep slopes and ravines which may impact design directions
- Steep topography may make it physically challenging to get around by cycling and walking but micromobility devices like e-bikes and e-scooters can address some of these challenges
- Policies and land use designations should address key issues of climate emergency, housing crisis and connections to public health
- Consider incentives for developers to provide or subsidize public transit

May 13, 2021 – School District 43

- Desire to see more childcare space provision from developers
- Importance of access and proximity of school site to safe walking routes

May 14, 2021 – Port Coquitlam & District Hunting & Fishing Club

- The Club is aware of long term challenges of operating at its current location and would like to know future development timelines to better understand operational impacts on its archery and shooting ranges

- Ideally, the Club would like to continue operating at its current location and co-exist with any neighbourhood development and be good neighbours to any residential or commercial development
- Desire for more detailed information about future recreation plans in this area

June 11, 2021 – HUB Cycling Tri-Cities Chapter

- As the Hazel-Coy Neighbourhood is not topographically friendly, a focus on e-bikes and encouraging people to bike to transit would be the best options to draw people away from driving
- Desire for adequate secure bike parking at parks
- Desire for trails that are wide enough for recreational cycling
- Desire for improved traffic safety measures such as lower speed limits and curb extensions

July 8, 2021 – Coquitlam Search and Rescue

- Currently uses the Port Coquitlam & District Hunting & Fishing Club property as a staging area for rescue operations on the west side of Burke Mountain
- With more people in the neighbourhood and easier access to back country and the urban-wilderness interface, there could be more instances of people getting further into steeper terrain and getting injured or lost
- Desire to see lots of signage and education with respect to urban-wilderness interface, especially warning people about risks
- Desire for adequate provision of facilities (e.g., washrooms, garbage cans) in Pinecone Burke Provincial Park to minimize impacts on ecosystems

Youth Council & Advisory Committees

April 21, 2021 – Youth Council

- Desire for area not to be overly developed, and that there would still be a lot of trails and wild spaces to explore
- Desire to understand how decisions are made in terms of what and how much land will be developed on Burke Mountain

April 21, 2021 – Multicultural Advisory Committee (MAC)

- Desire to consider accessibility of engagement during this COVID-19 pandemic and find ways to engage potentially harder to reach populations (e.g., those with language barriers)
- Desire for opportunities that allow seniors or older populations to provide their input on planned infrastructure that could impact them, such as walkways
- Desire for the Hazel-Coy Neighbourhood Plan to include an environmental component to protect the biodiversity of creeks and/or streams in the area

- Sentiment that people will need “places where we can become more human” following the COVID-19 pandemic, and the suggestion that the Neighbourhood Plan include small, beautiful green spaces with water features where people could sit, read, contemplate life, and meet friends
- Desire for the Hazel-Coy neighbourhood to be designed so that they attract a diverse and inclusive population (i.e., discourage enclaves through design)
- Desire for neighbourhood to have more types of development that allow for “aging in place”

May 4, 2021 – Universal Access-Ability Committee (UAAC)

- Consider access from the neighbourhood to nearby natural areas and parks

Jun 9, 2021 - Sports and Recreation Advisory Committee

- Desire for the plan to consider alternatives to driving as a means of accessing this neighbourhood and Pinecone Burke Provincial Park
- Desire for wildlife protection and mitigation measures
- Desire for creek setbacks that are wide enough and a larger greenbelt with trails
- Need for adequate amenities to serve trail users (e.g., garbage cans, outhouses, water fountains, bike wash stations, off-leash dog areas, dog waste bags)
- Desire for more inclusionary spaces that accommodate people of all ages and abilities (e.g., universally accessible viewpoints for those who cannot hike)
- Explore opportunities to connect the City's trail network to Pinecone Burke Provincial Park and Crystal Falls
- Consider potential for snowshoeing on trails at higher elevations

Jun 22, 2021 - Sustainability and Environmental Advisory Committee

- Concerns about ecological connectivity and the habitat fragmentation that could result
- Concerns about the potential for displaced wildlife and increased human-wildlife conflicts
- Concerns about the impacts on watercourses and headwater forested wetlands within the area
- Desire for more information about integration and harmonization of the Plan with the Pinecone Burke Provincial Park management planning process underway by BC Parks and First Nations
- Concerns about tree retention, stormwater and watershed management, development on sloping sites and wildfire risks
- Desire for the City to prioritize the preparation of an urban forest management strategy

IV. Phase 2 - Survey Results

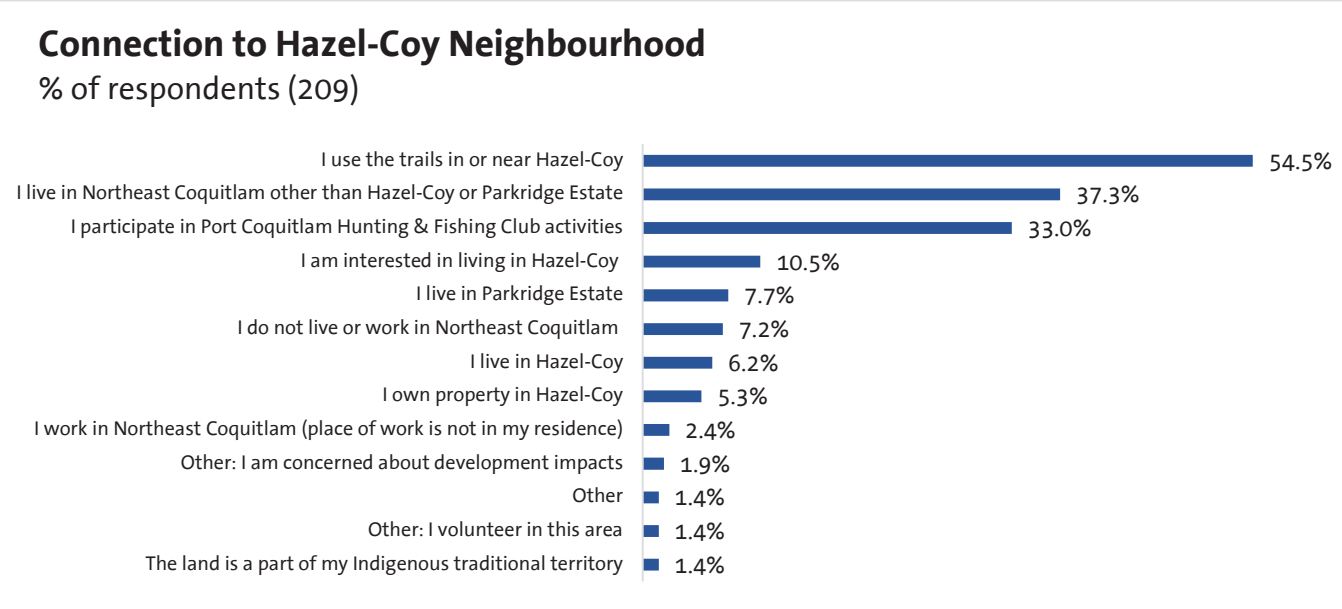
This document presents a summary of feedback from the public survey conducted as part of Phase 2 of the Hazel-Coy Neighbourhood Plan (HCNP). As one of several engagement tools used in the first two phases of consultation, the survey provided an opportunity for the public to provide input on various subject areas and the project team's findings from the initial phase. The input received from the broad range of consultation approaches will help shape the draft plan and policies in the coming months. The survey was available online from June 26 to July 16, 2021, with paper copies sent to property owners and residents of the Hazel-Coy Neighbourhood. The survey attracted 209 respondents.

This summary is organized according to the structure of the survey:

1) Association with Hazel-Coy Neighbourhood
2) Level of Agreement/Disagreement with Phase 1 Feedback
3) Aspects of Northeast Coquitlam for consideration in plan development
4) Appropriate Activities and Amenities near School Site
5) Appropriate Activities and Amenities near Pinecone Burke Provincial Park
6) Additional Considerations
7) Demographics
8) Survey Experience

1) Association with Hazel-Coy Neighbourhood

At the beginning of the survey, respondents were asked to describe their connection(s) to the Hazel-Coy neighbourhood. A majority of respondents (54.5%) indicated that they use the trails in or near the Hazel-Coy Neighbourhood and more than half of respondents indicated they live in Northeast Coquitlam (including Hazel-Coy Neighbourhood and Parkridge Estate).



In the following sections, the survey results have been summarized based on the following groups using the connections indicated by the respondents:

- All Survey Respondents (209 respondents)
- Northeast Coquitlam Residents, including those who live in Hazel-Coy Neighbourhood and Parkridge Estate (113 respondents)
- Hazel-Coy Owners/Residents (15 respondents)
- Parkridge Estate Residents (16 respondents)
- Those who participate in Port Coquitlam & District Hunting & Fishing Club activities (69 respondents)

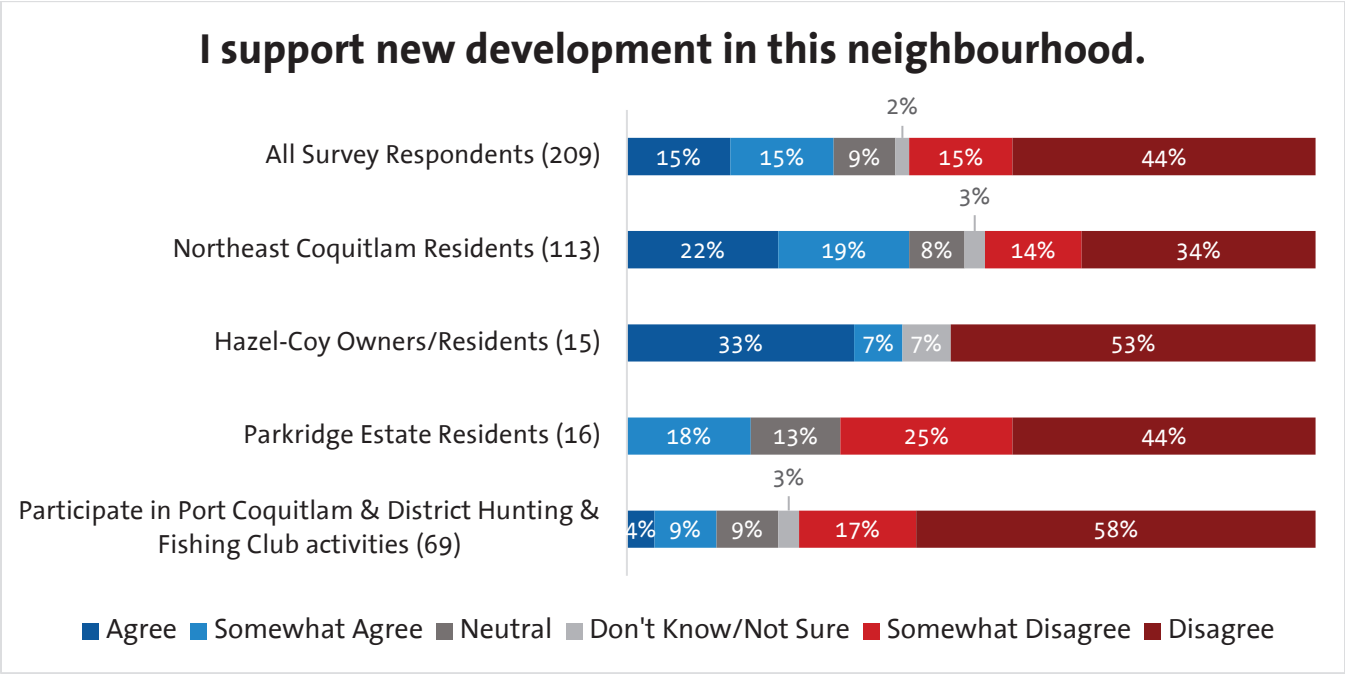
Given that a considerable proportion of survey respondents indicated they participate in Port Coquitlam & District Hunting & Fishing Club activities; their responses have been separately analyzed as a group to assess differences with other groups as well as the overall survey results.

2) Level of Agreement/Disagreement with Phase 1 Feedback

The survey included an overview of the feedback received from directly-affected and other key stakeholders during the first phase. Respondents were provided a series of statements that reflected the feedback heard during the initial conversations and they were asked to indicate their level of agreement/disagreement with each statement.

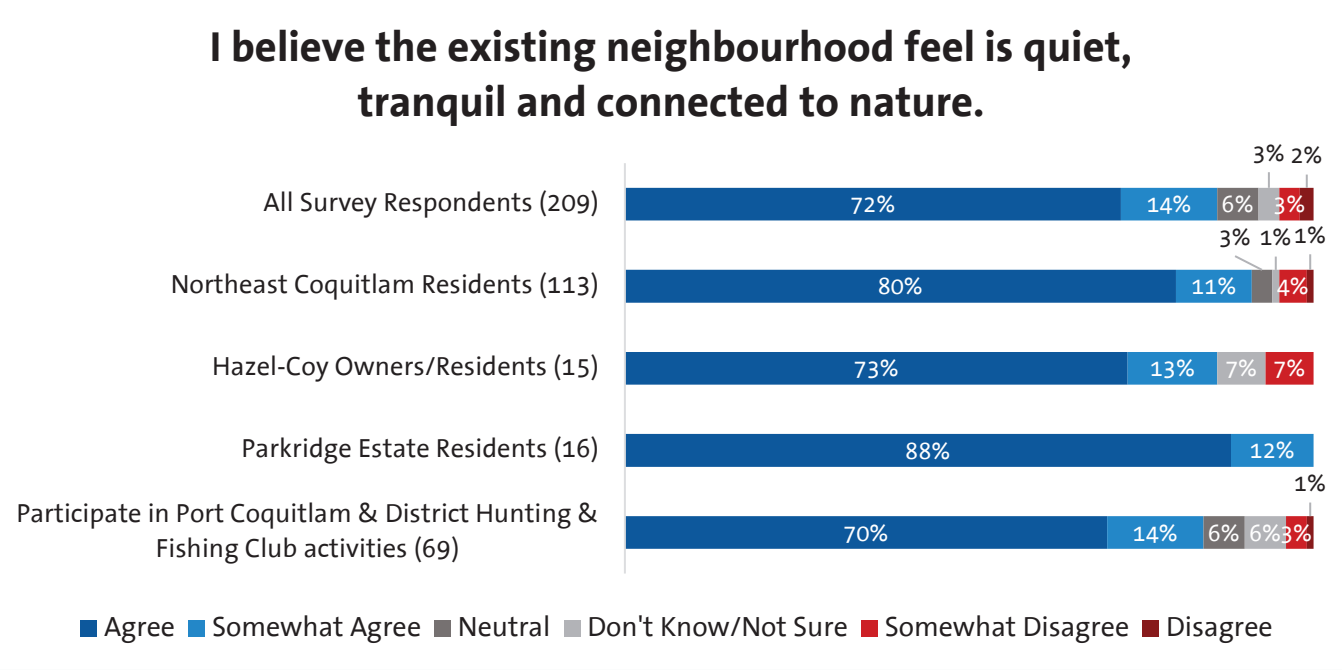
(a) Support of new development in neighbourhood

59% of all survey respondents disagreed or somewhat disagreed with new development in the Hazel-Coy Neighbourhood, as opposed to 30% who agreed or somewhat agreed. Among the Hazel-Coy owners/residents, the ratios were 53% and 40% respectively. Those who participate in Port Coquitlam & District Hunting & Fishing Club activities (75% disagreed or somewhat disagreed) were a lot less supportive of new development in the neighbourhood compared with Northeast Coquitlam residents (48% disagreed or somewhat disagreed).



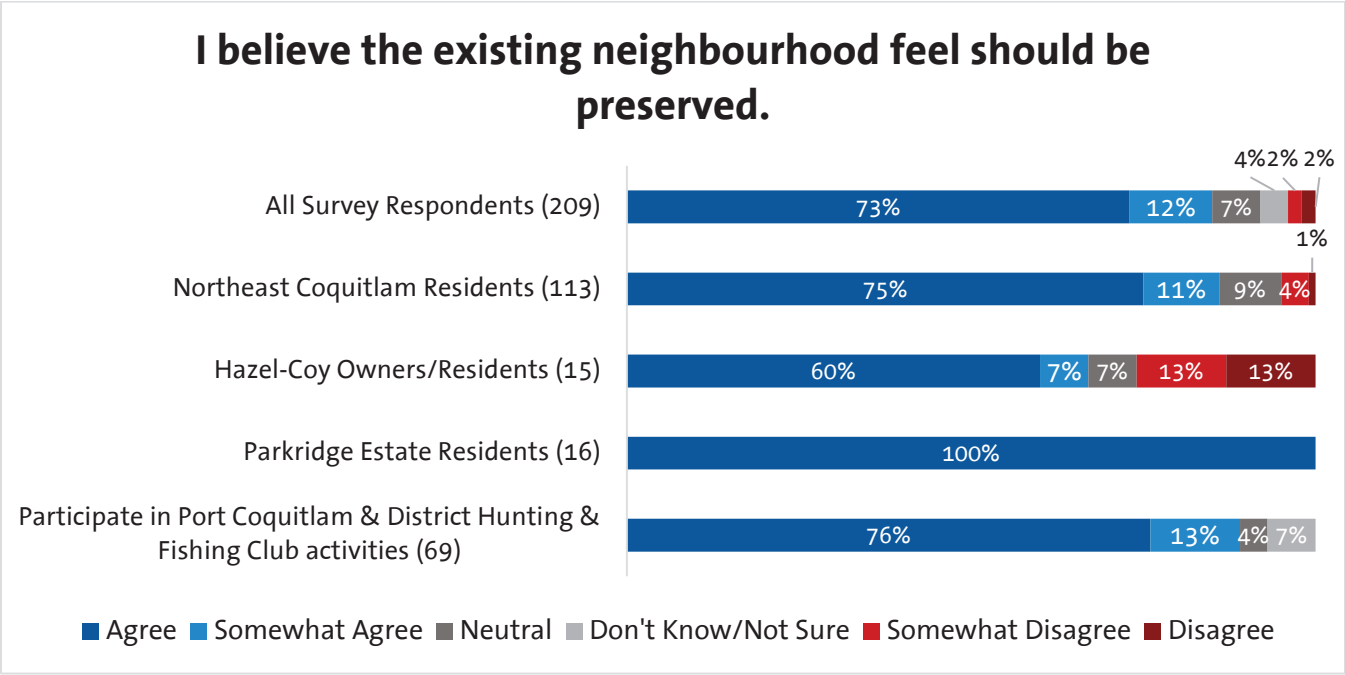
(b) Belief that existing neighbourhood feel is quiet, tranquil and connected to nature

Overall, 86% of all survey respondents agreed or somewhat agreed with the belief that the existing Hazel-Coy Neighbourhood feel is quiet, tranquil and connected to nature. While all of the surveyed Parkridge Estate residents agreed or somewhat agreed with this belief, the distribution of responses was otherwise relatively similar across the various groups.



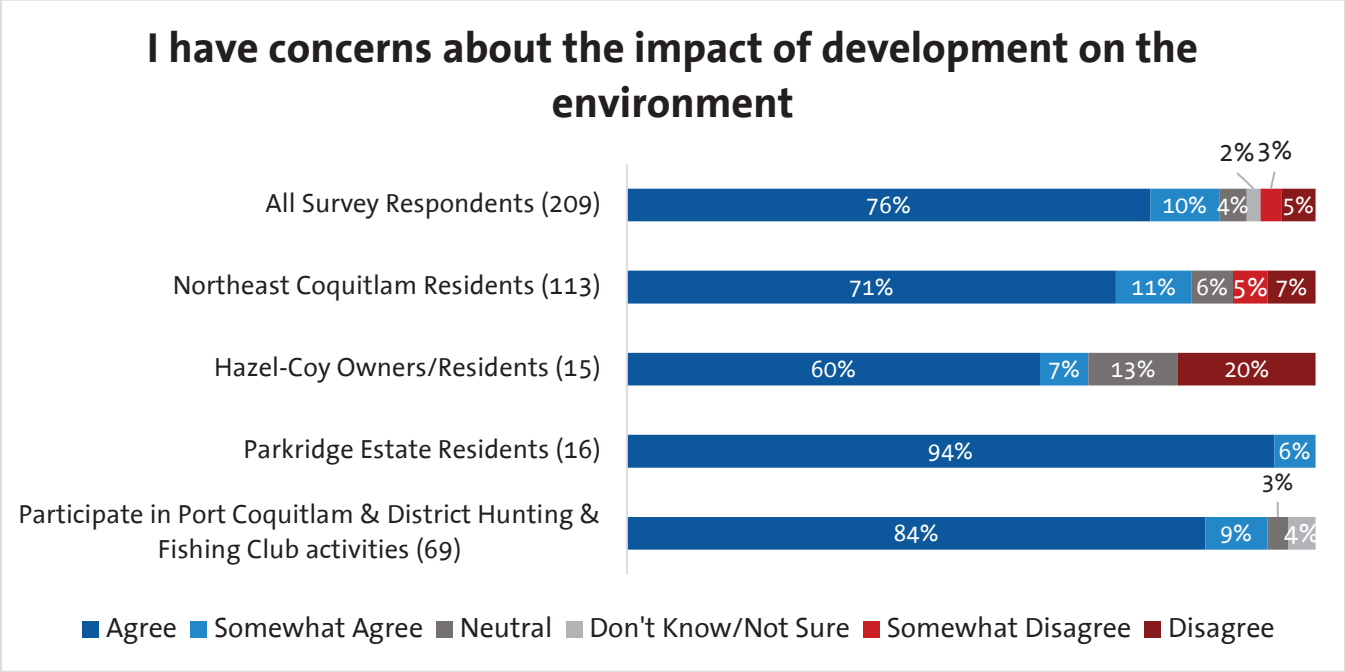
(c) Belief that the existing neighbourhood feel should be preserved

In terms of the belief that the existing Hazel-Coy Neighbourhood feel should be preserved, 85% of all survey respondents agreed or somewhat agreed with this statement. All surveyed Parkridge Estate residents agreed with this belief. The highest level of disagreement with this belief came from the Hazel-Coy owners/residents with 26% disagreeing or somewhat disagreeing, although a majority of this group still feels that the existing neighbourhood feel should be preserved.



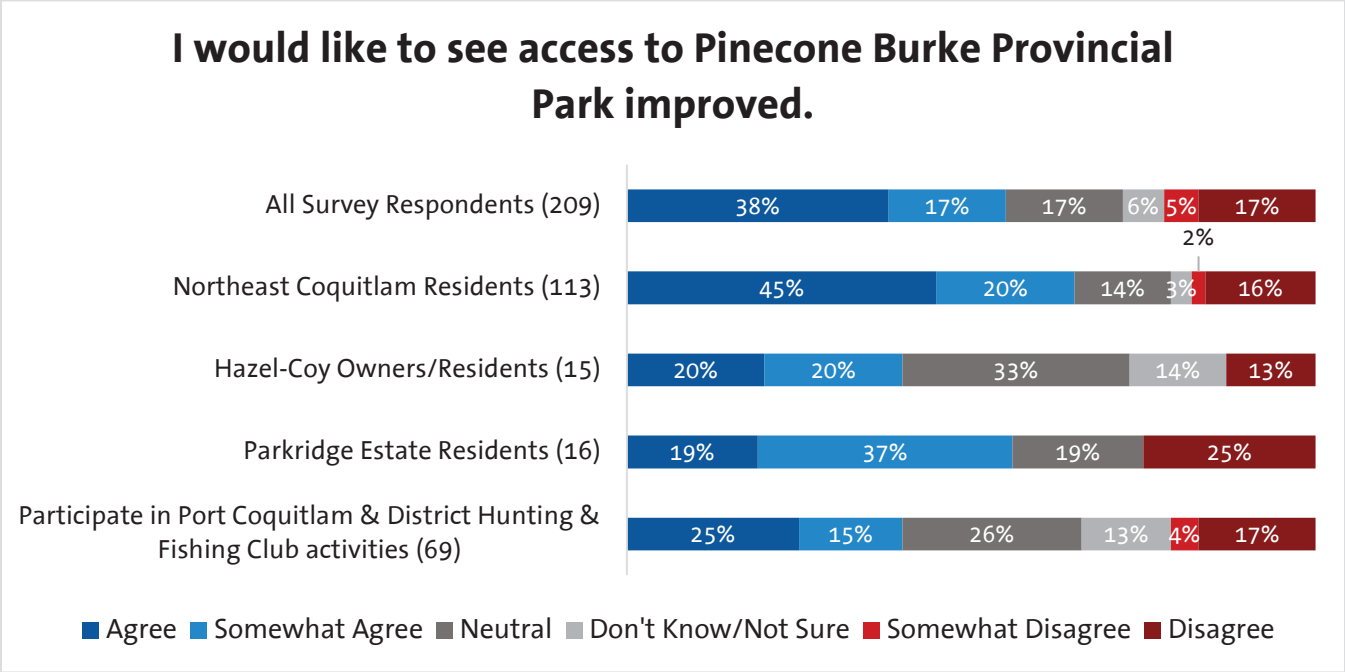
(d) Concerns about impact of development on the environment

86% of all survey respondents agreed or somewhat agreed that they had concerns about the impact of development on the environment, with the highest percentage of agreement coming from the group of Parkridge Estate residents. Similar to the earlier belief that the existing neighbourhood feel should be preserved, the highest level of disagreement regarding these concerns came from Hazel-Coy owners/residents (20% disagreed), although 67% of this group still expressed concerns about the impact of development on the environment.



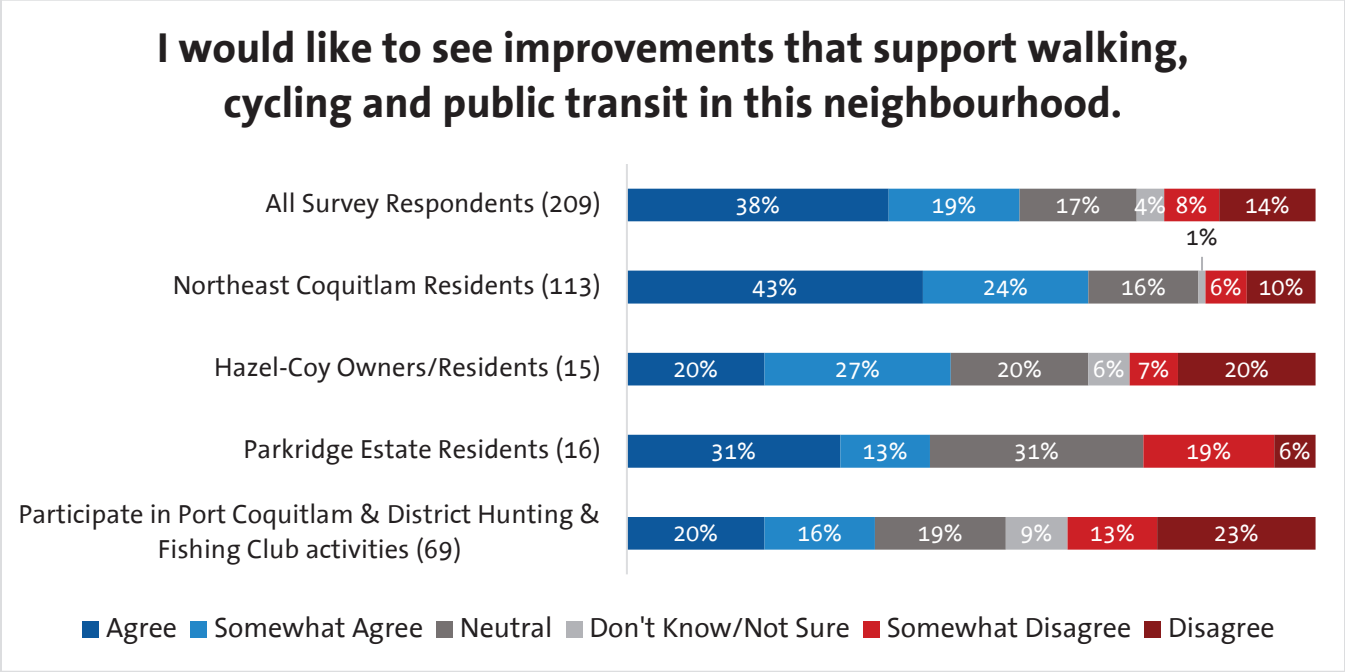
(e) Desire to see access to Pinecone Burke Provincial Park improved

A majority of all survey respondents (55%) agreed or somewhat agreed that they would like to see access to Pinecone Burke Provincial Park improved. This desire was highest among Northeast Coquitlam residents (65% agreeing or somewhat agreeing), although the group of Hazel-Coy owners/residents were more ambivalent (47% neutral or not sure versus 40% agreeing or somewhat agreeing).



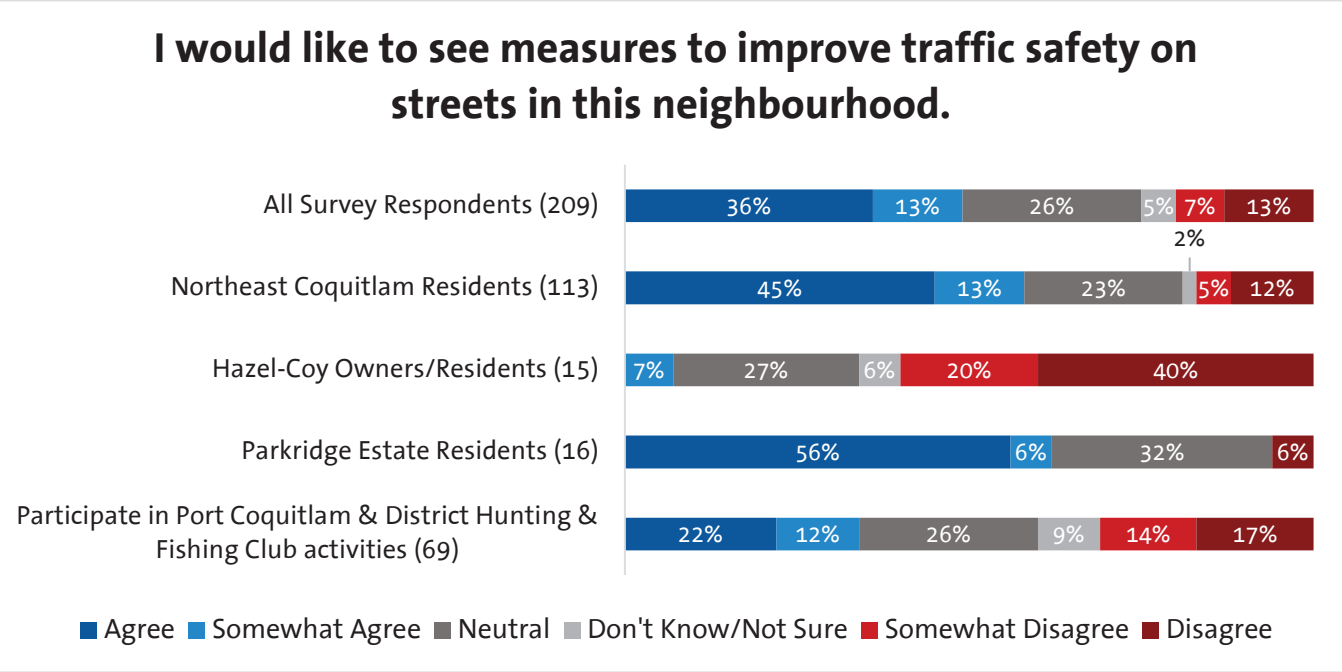
(f) Desire to see improvements that support walking, cycling and public transit in the Hazel-Coy Neighbourhood

The proportion of survey respondents agreed or somewhat agreed that they would like to see improvements that support walking, cycling and public transit in the Hazel-Coy Neighbourhood was 57% overall and 67% among Northeast Coquitlam residents (highest across all groups). Among Hazel-Coy owner/residents, this proportion was a lower 47% (though still higher than 27% who disagreed or somewhat disagreed).



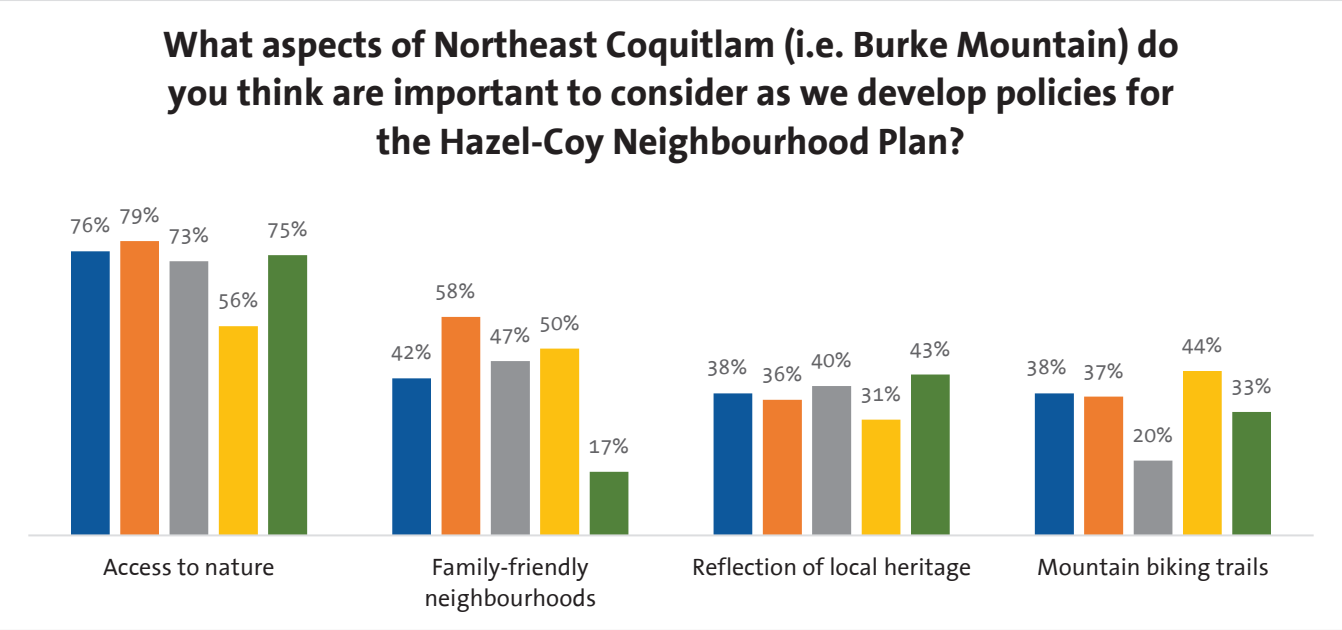
(g) Desire to see measures to improve traffic safety on streets in the Hazel-Coy Neighbourhood

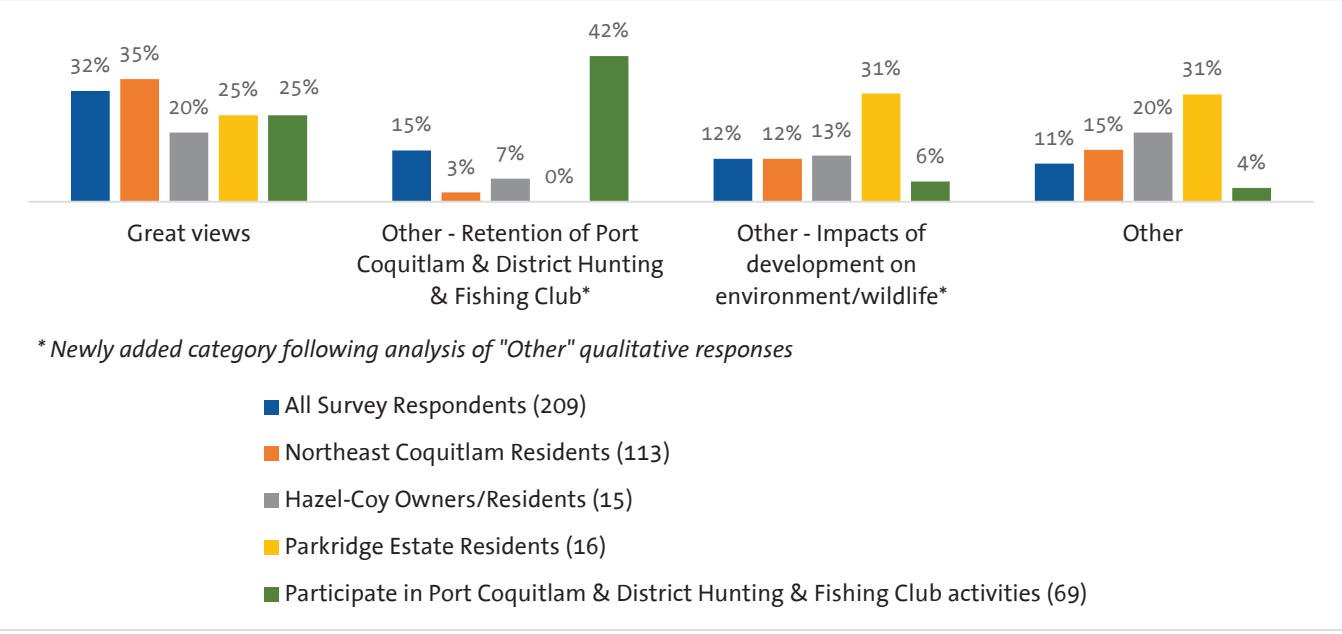
Close to half of all survey respondents (49%) agreed or somewhat agreed with the desire to see measures to improve traffic safety on streets in the Hazel-Coy Neighbourhood. There was a notable difference between the responses between the Hazel-Coy owners/residents (60% disagree or somewhat disagree) and the neighbouring Parkridge Estate residents (62% agree or somewhat agree)



3) Aspects of Northeast Coquitlam for consideration in plan development

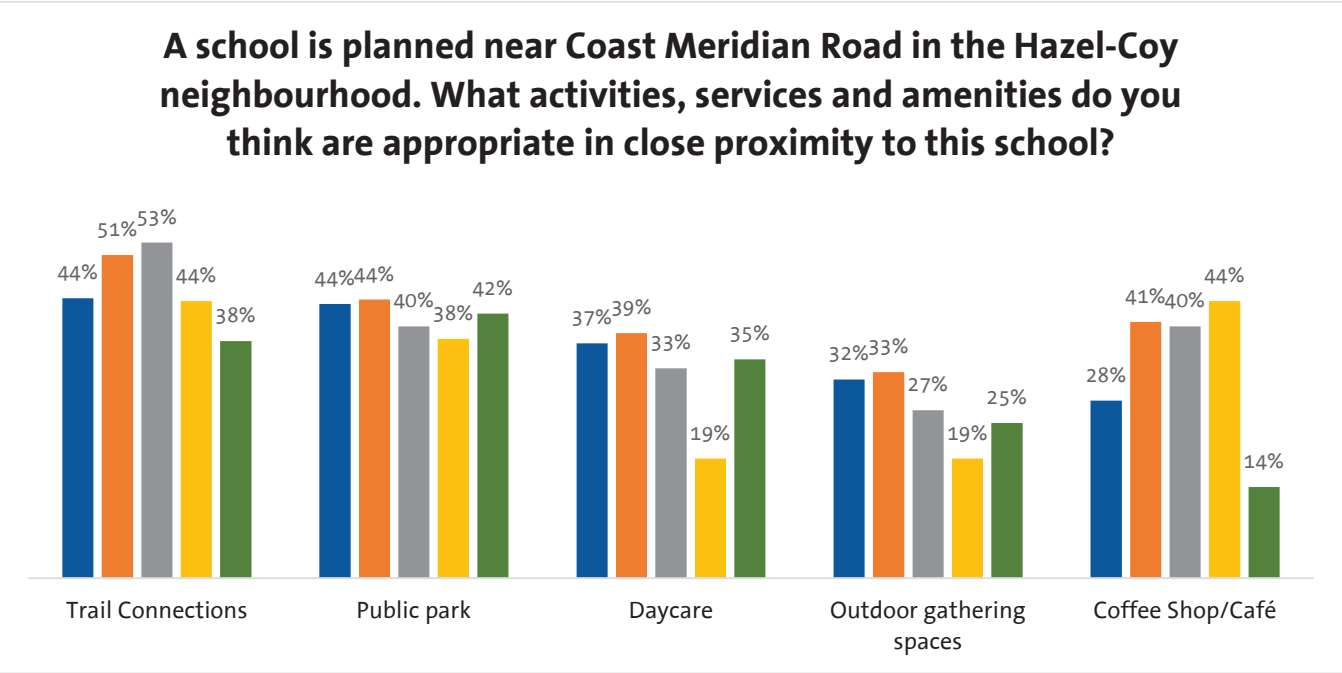
Respondents were asked to pick aspects of Northeast Coquitlam (i.e., Burke Mountain) which they thought were important for consideration in plan and policy development for the Hazel-Coy Neighbourhood. Overall, the most commonly cited responses were access to nature (76%), family-friendly neighbourhoods (42%), reflection of local heritage (38%) and mountain biking trails (38%). Respondents were also provided an opportunity to suggest additional considerations under "Other" and the more common responses were retention of the Port Coquitlam & District Hunting & Fishing Club (15% of all respondents / 42% of those who participate in the Club's activities) and impacts of development on environment/wildlife (12% of all respondents / 31% of Parkridge Estate residents).

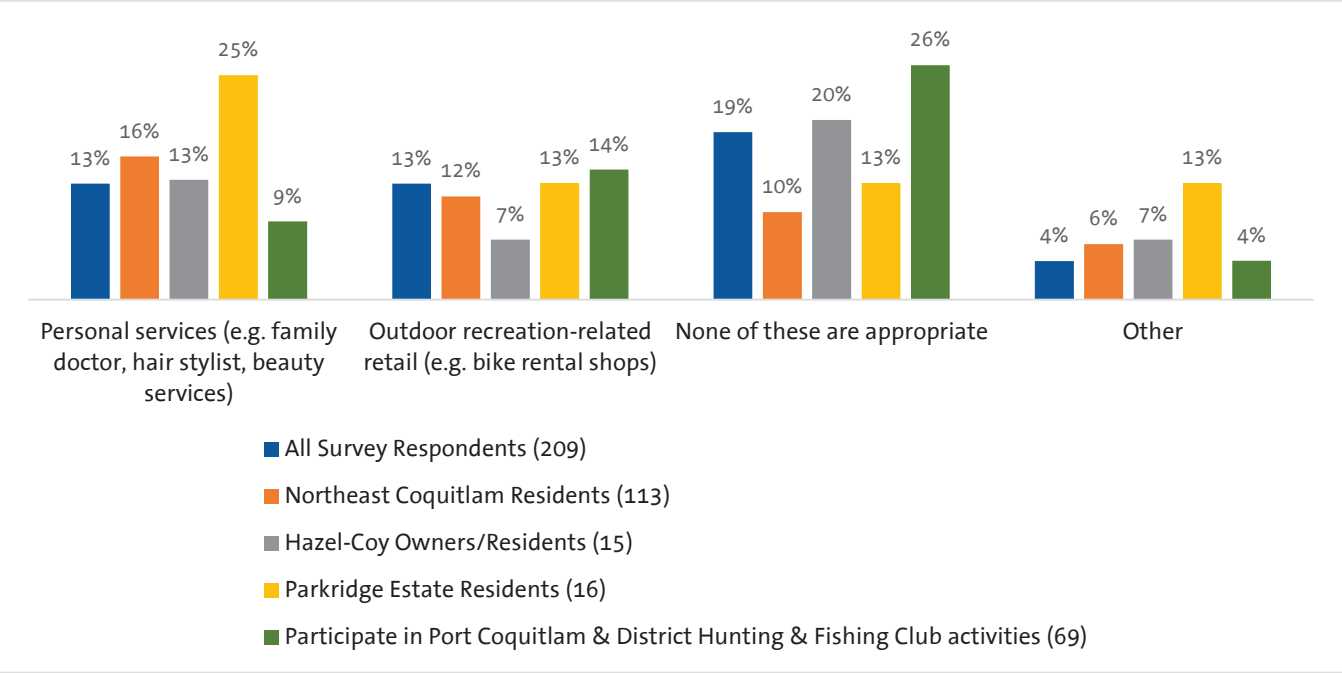




4) Appropriate Activities and Amenities near School Site

Respondents were asked to choose up to three activities, services and amenities which would be appropriate in close proximity to the planned school near Coast Meridian Road in the Hazel-Coy neighbourhood. Overall, the most commonly cited responses were trail connections (44%), public park (44%) and daycare (37%). As for Northeast Coquitlam residents, the top three preferences were trail connections (51%), public park (44%) and coffee shop/café (41%).

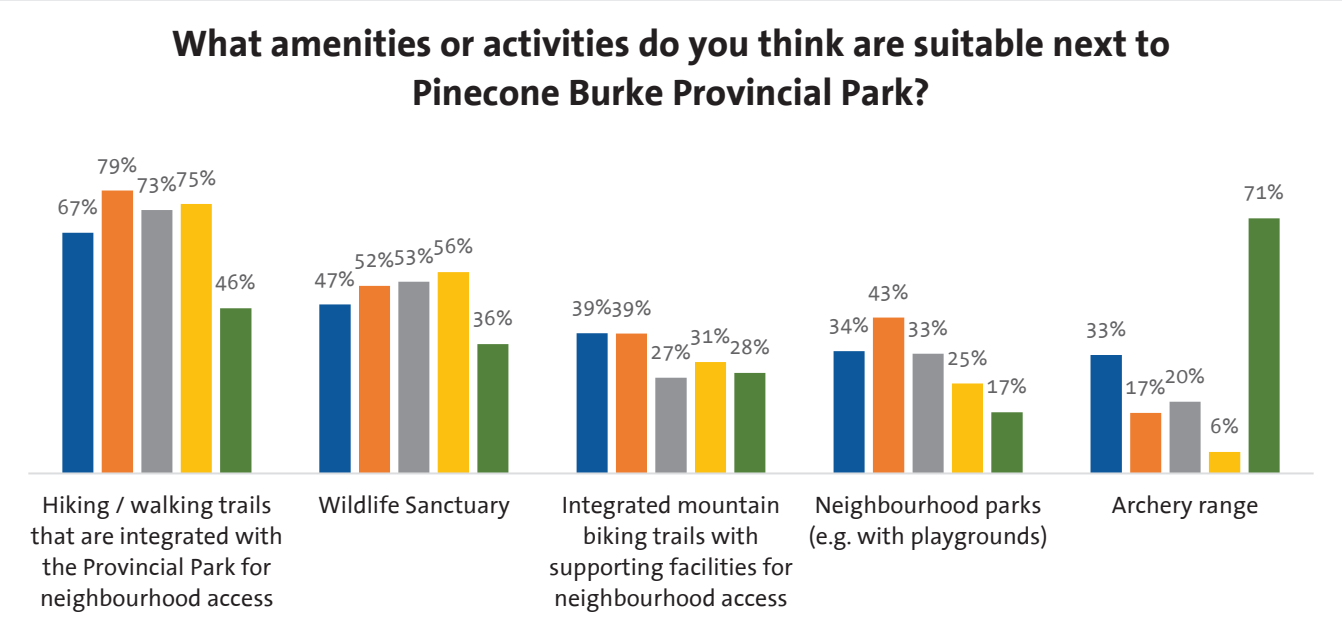


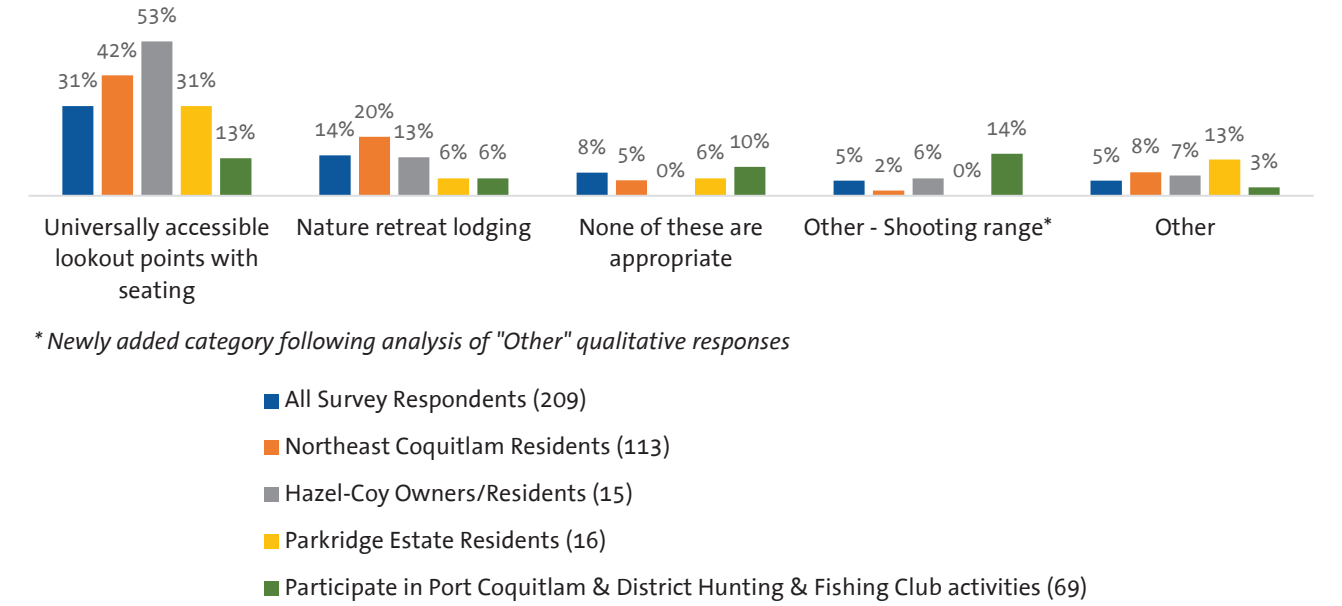


5) Appropriate Activities and Amenities near Pinecone Burke Provincial Park

The survey provided some background context that the northern portion of the Hazel-Coy neighbourhood (bordering Pinecone Burke Provincial Park) is being planned for nature-based experiences and recreation. Respondents were then asked to indicate activities and amenities which would be suitable next to Pinecone Burke Provincial Park. Some of the listed options were brought up during the Northwest Burke Vision process and the first phase of the Hazel-Coy Neighbourhood Plan process.

Overall, the most commonly cited responses were hiking/walking trails integrated with Pinecone Burke Provincial Park (67%), wildlife sanctuary (47%) and integrated mountain biking trails (39%). The most common open-ended response under "Other" was shooting range which was brought up by 5% of all respondents or 14% of those who participate in the Port Coquitlam & District Hunting & Fishing Club activities.

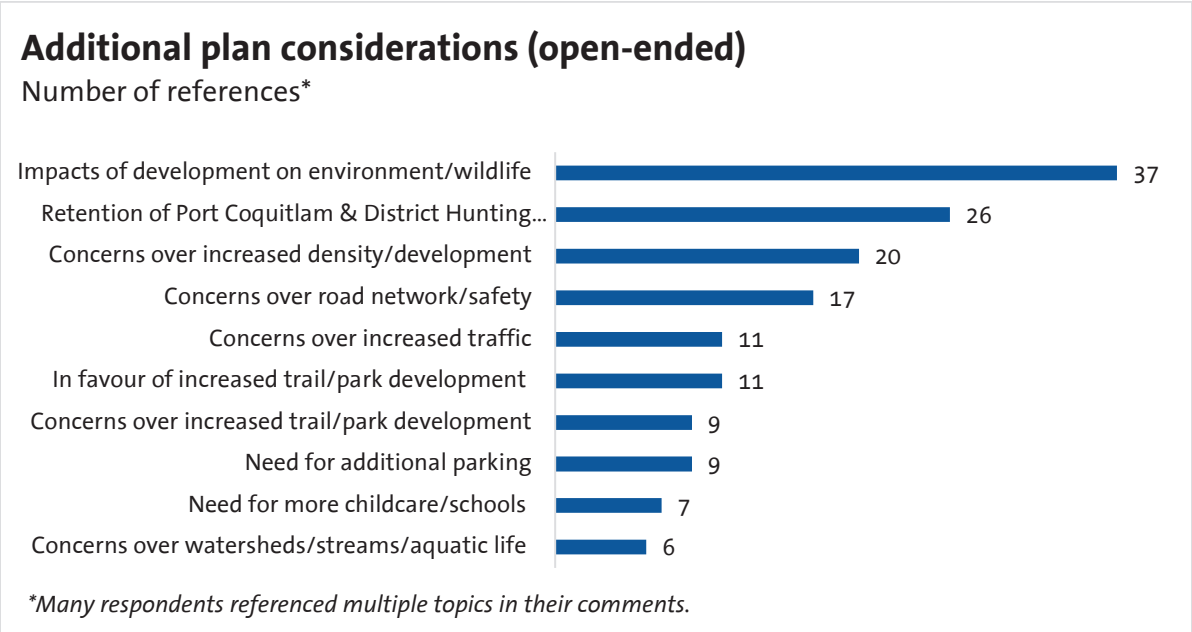




6) Additional Considerations

Respondents were given an opportunity to provide additional comments in an open-ended format, to share anything else the project team should consider in developing the plan. The most frequently referenced topics are described below, with other common topics further listed in the chart below.

1. *Impact of development on environment/wildlife*
    - Need to consider potential impacts on wildlife habitat and movement corridors
    - Concerns about increased human-wildlife conflicts,
    - Desire to retain existing trees and green spaces
2. *Retention of Port Coquitlam & District Hunting & Fishing Club*
    - Desire for Port Coquitlam & District Hunting & Fishing Club to continue in its current location
3. *Concerns over increased density/development*
    - Desire for limited or no further development in this neighbourhood
    - Perception that there is overdevelopment on Burke Mountain and concerns about cumulative impacts
    - Need to consider adequacy of existing infrastructure to support any new growth
4. *Concerns over road network/safety*
    - Opposition to the proposed northward extension of Oxford Street
    - Desire to improve traffic safety on streets, such as speed reduction measures



Further analysis was also done on the top three considerations expressed by the various groups and these are summarized in the table below:

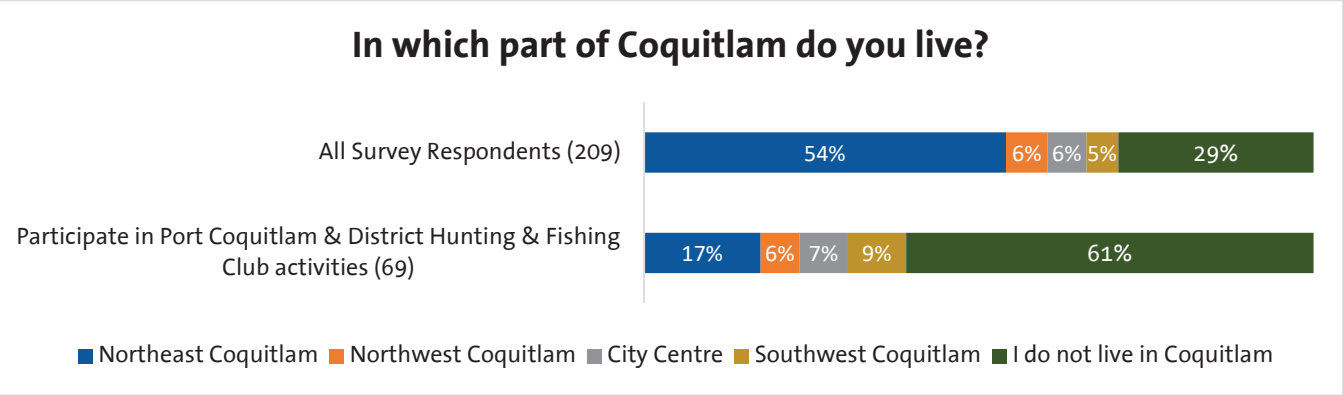
Group	**Top 3 Additional Considerations** *(figures in parentheses represent % of respondents in group)*		
All Survey Respondents (209)	1	Impacts of development on environment/wildlife	(18%)
	2	Retention of Port Coquitlam & District Hunting & Fishing Club	(12%)
	3	Concerns over increased density/development	(10%)
Northeast Coquitlam Residents (113)	1	Impacts of development on environment/wildlife	(20%)
	2	Concerns over road network/safety	(12%)
	3	Concerns over increased density/development	(9%)
Hazel-Coy Owners/Residents (15)	1	Impacts of development on environment/wildlife	(33%)
	2	Concerns over road network/safety	(27%)
	3	In favour of single family homes	(20%)
Parkridge Estate Residents (16)	1	Concerns over road network/safety	(44%)
	2	Impacts of development on environment/wildlife	(19%)
	2	Concerns over increased traffic	(19%)
Participate in Port Coquitlam & District Hunting & Fishing Club activities (69)	1	Retention of Port Coquitlam & District Hunting & Fishing Club	(38%)
	2	Impacts of development on environment/wildlife	(13%)
	3	Concerns over increased traffic	(7%)

7) Demographics

Questions on residency and demographic characteristics had been included to better understand if the survey reached a balanced and diverse range of people. Where practical, Census data for Northeast Coquitlam is shown for comparison. In addition, to facilitate such comparisons, responses of those who preferred not to answer the question have been excluded and the sample sizes of those who responded are included in the charts.

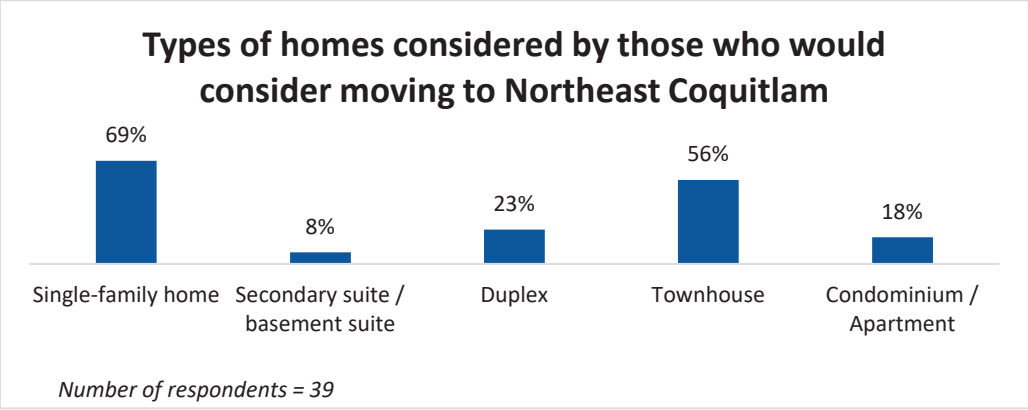
7.1 Residency

The survey was open to all members of the public, regardless of location of residence, as many non-residents may have an interest in the Hazel-Coy Neighbourhood. 54% of all survey respondents indicated that they lived in Northeast Coquitlam. The proportion of all survey respondents who do not live in Coquitlam was 29%, which is higher than other City surveys – this is due to the considerable number of survey respondents who participate in Port Coquitlam & District Hunting & Fishing Club activities that do not live in Coquitlam (61% of this group do not live in Coquitlam).



7.2 Interest in moving to Northeast Coquitlam

Respondents not currently living in Northeast Coquitlam were asked if they were interested to move there, with 41% expressing interest, 28% not keen and the remaining 31% unsure. Among the respondents who indicated interest in moving to Northeast Coquitlam, 59% indicated they (or a family member they lived with) planned to buy a home, none planned to rent, 38% were unsure and 3% wanted to look for a vacation property or cabin. The types of homes most favoured by those who would consider moving to Northeast Coquitlam were single-family homes (selected by 69% of these respondents) and townhouse (selected by 56% of these respondents).

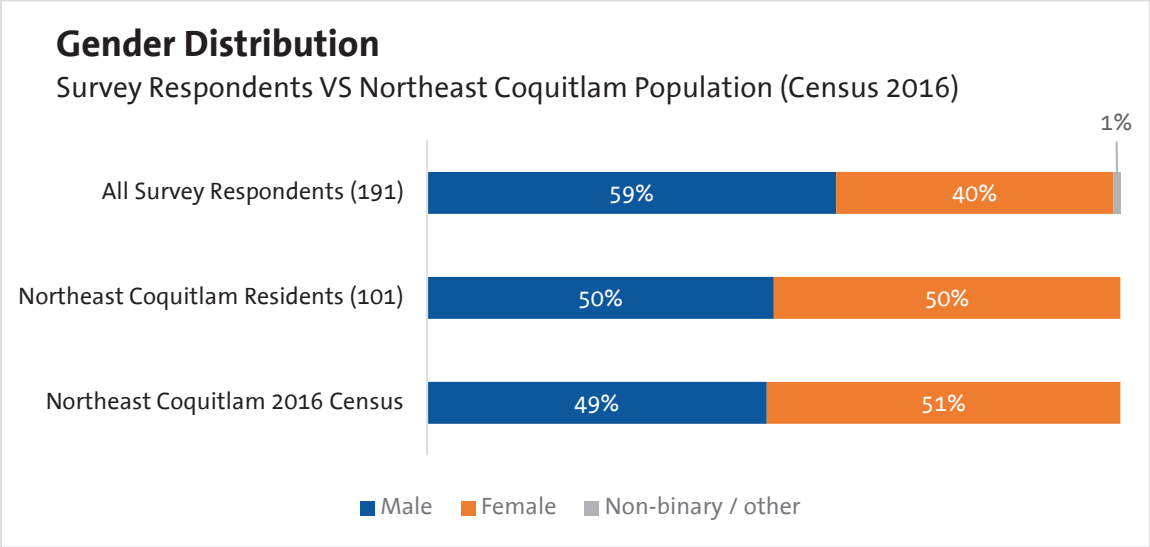


7.3 Population Characteristics

7.3.1 Gender

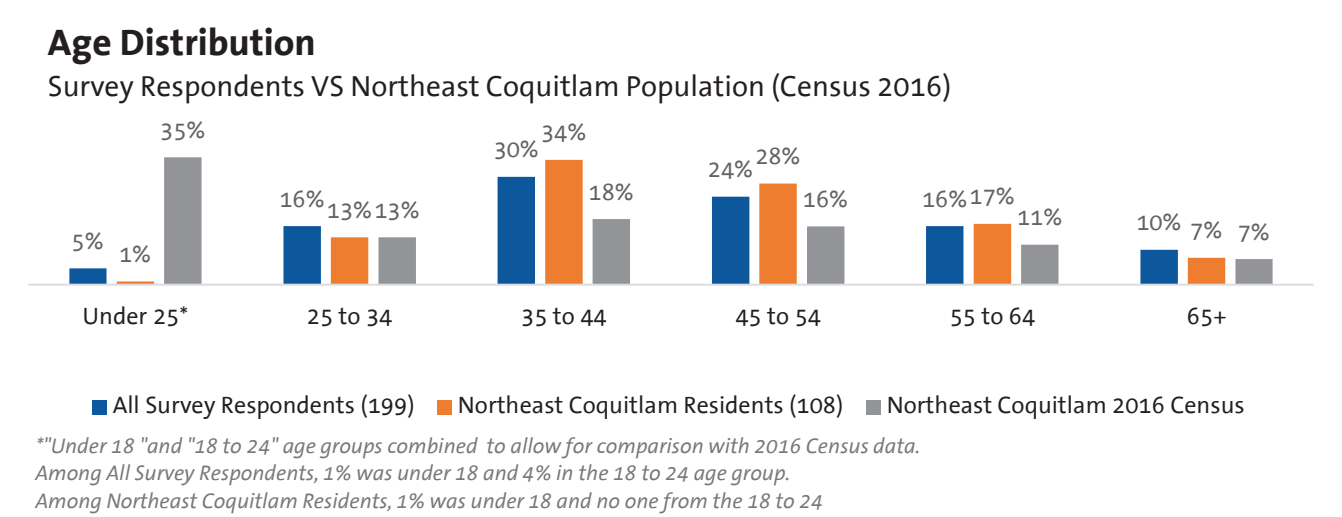
Gender distribution for the overall pool of survey respondents is 59% males, 40% females and 1% non-binary. A considerable number of respondents who participate in Port Coquitlam & District Hunting & Fishing Club activities identified as male (77% of these respondents).

The gender distribution for Northeast Coquitlam residents is however more balanced with 50% male and 50% female, which is similar to the 2016 Census gender distribution for Northeast Coquitlam.



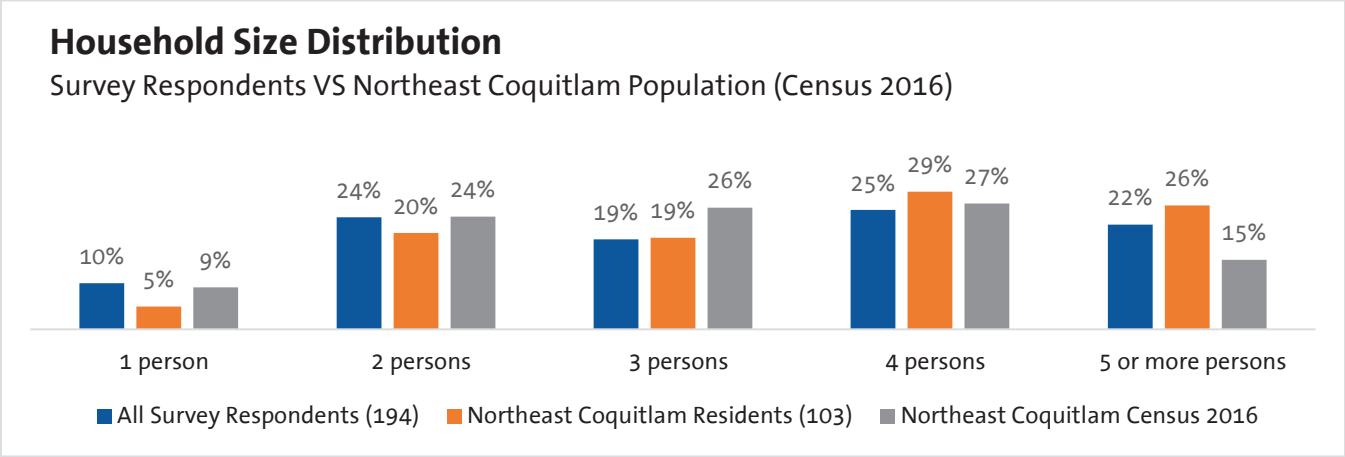
7.3.2 Age

Compared with the 2016 Census, Northeast Coquitlam residents between ages 35 to 64 are over-represented in the survey, while those under 25 years old are under-represented. The proportions of Northeast Coquitlam residents in the 25 to 34 and 65+ age groups in the survey are similar to the 2016 Census.



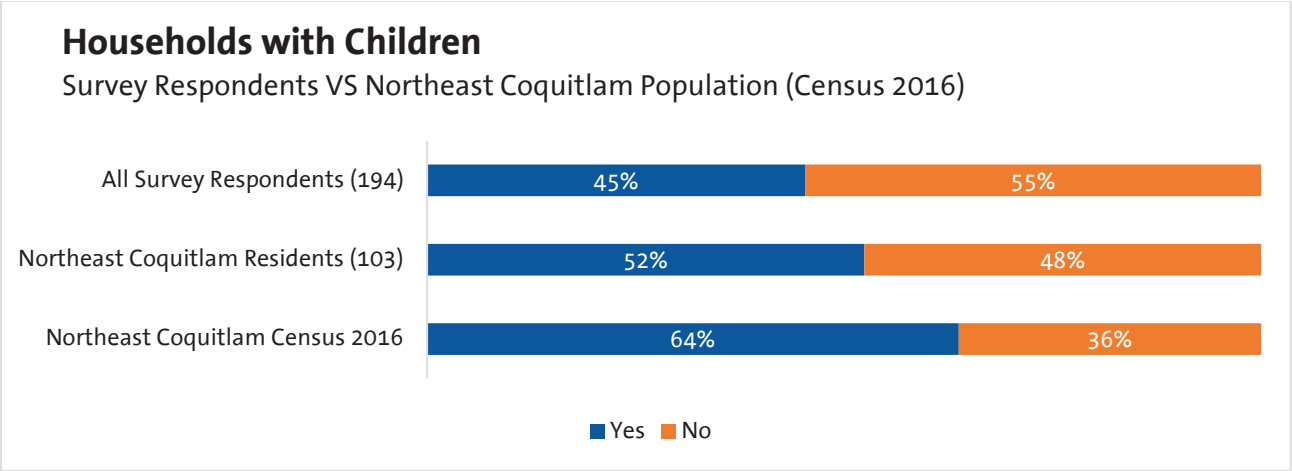
7.3.3 Household Size

Compared with the 2016 Census, there were higher proportions of Northeast Coquitlam residents in the survey who live in larger household sizes (4 or more persons). The percentages of Northeast Coquitlam residents who live in smaller households (1 to 3 persons) were lower in the survey than in the 2016 Census.



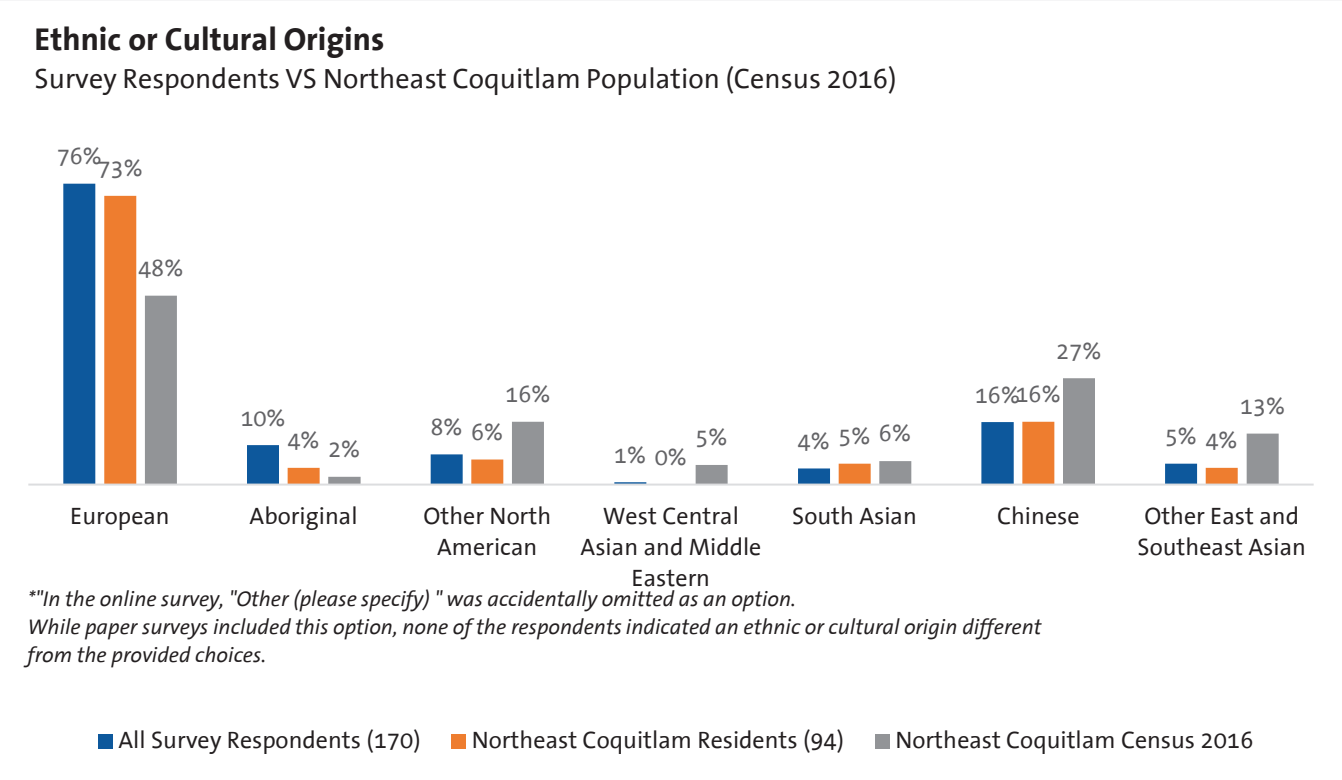
7.3.4 Households with Children

In this survey, 52% of Northeast Coquitlam residents are in households with children under 18. In the 2016 Census, the proportion of households with children in Northeast Coquitlam was 64%, although it should be noted that the 2016 Census does not define an age limit for children.



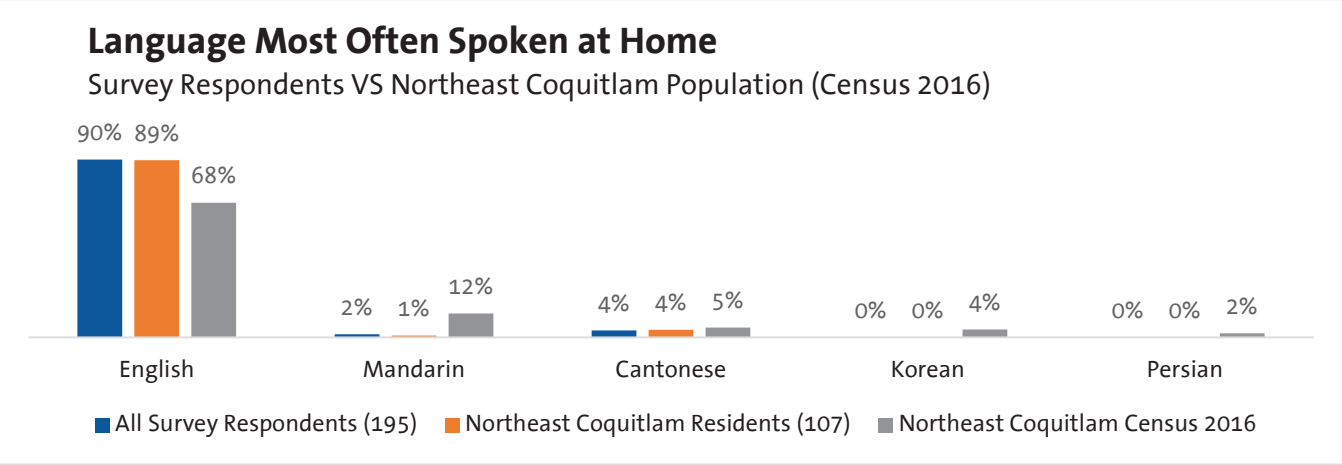
7.3.5 Ethnic or Cultural Origins

In the survey, 73% of Northeast Coquitlam residents were of European origin and 4% of Aboriginal origin, which were both higher than the 2016 Census proportions. Other ethnic and cultural origins were underrepresented in the survey.



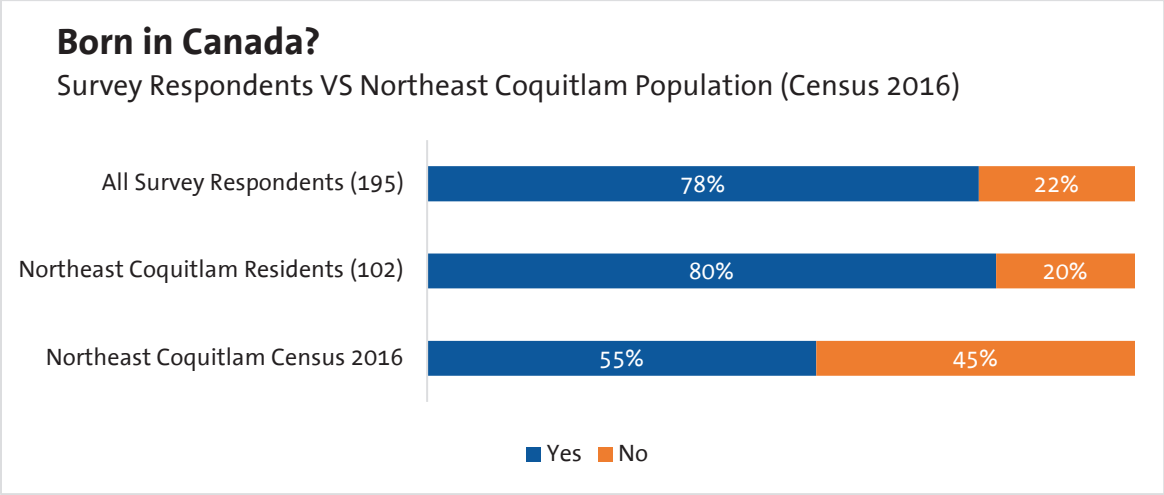
7.3.6 Language most spoken at home

The chart below shows the top five languages most often spoken at home in Northeast Coquitlam based on Census 2016 data. 89% of Northeast Coquitlam residents in the survey indicated they spoke English most often at home, compared with 68% in the Census. Northeast Coquitlam residents who spoke Mandarin, Korean and Persian most often at home were underrepresented or not represented in the survey. The proportion of Northeast Coquitlam residents who spoke Cantonese most often at home in the survey (5%) was similar to the 2016 Census (4%).

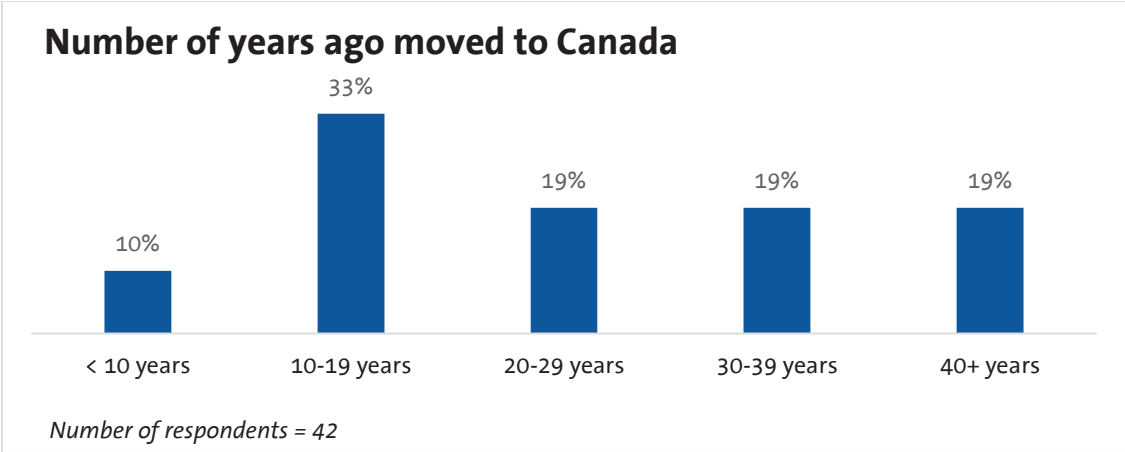


7.3.7 Length of time in Canada

The proportion of Northeast Coquitlam residents who were born in Canada was higher among survey respondents than in the 2016 Census.

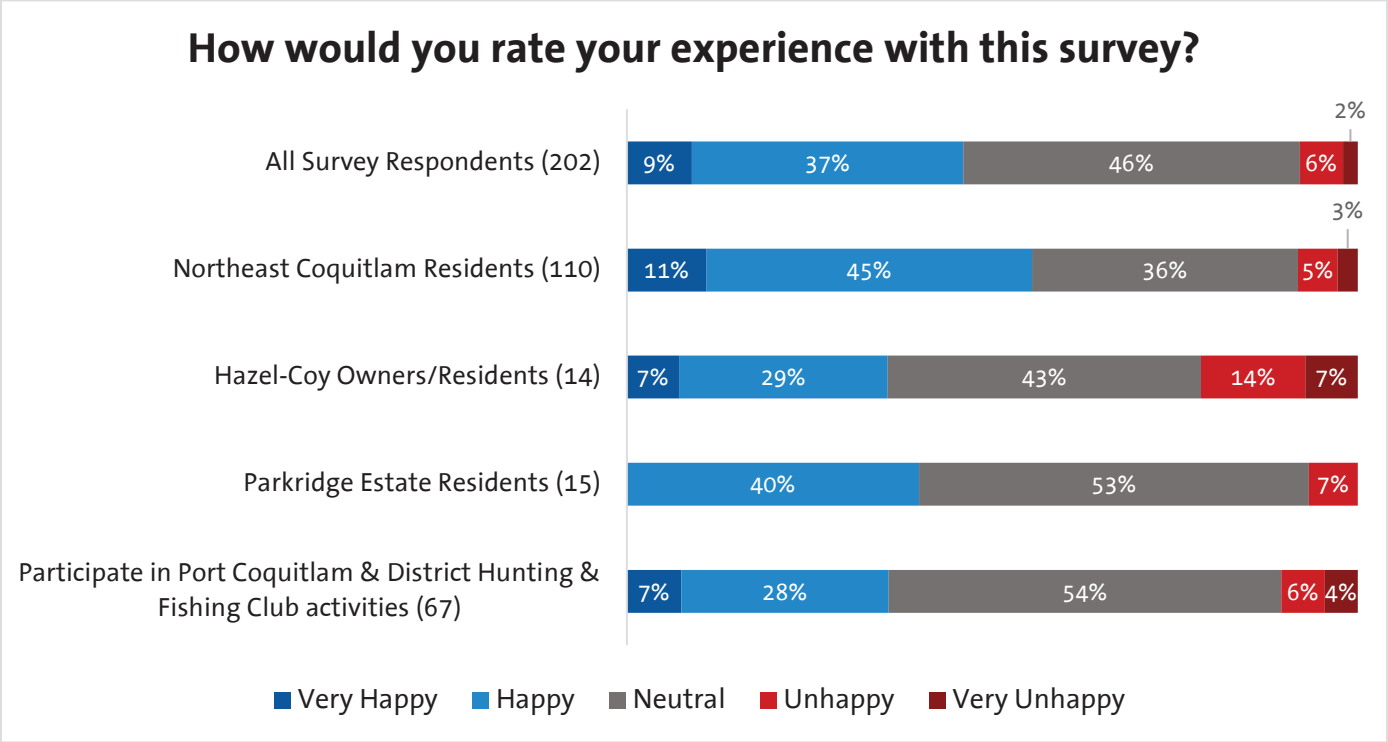


Among all survey respondents who were not born in Canada, a majority of them moved to Canada at least 20 years ago.



8) Survey Experience

A question was asked at the end of the survey asking respondents to rate their survey experience. Overall and across the different groups, feedback about the survey experience was mostly positive or neutral.



V. Hazel-Coy Neighbourhood Plan (HCNP) Phase 2 – Information Session Feedback Summary

Virtual Information Sessions

Two interactive virtual information sessions were held on Zoom on June 26 and 29, 2021 during Phase 2 of the project. As part of these sessions, participants also had the opportunity to record their feedback on an online engagement tool called Mural.co. Both sessions attracted 23 attendees in total. During these two sessions, the project team provided the opportunity for discussion among participants around three main themes:

- transportation;
- housing development and environment; and
- placemaking and amenities.

Transportation

- Suggestions to promote more sustainable travel (e.g., cycling, walking) given the steep terrain in this neighbourhood included improved access to reliable public transportation options, well-marked and accessible trails, separated bike facilities, locating amenities and basic services in close proximity to homes, and ensuring streets are designed to accommodate people of all ages and abilities
- Participants were generally receptive to a sketch of a cross-section for the collector street which shows a roadway with a travel lane and on-street parking in each direction, a sidewalk on one side and a shared multi-use path for people who walk, cycle or roll
- Some attendees expressed concerns about cyclists sharing multi-use paths with pedestrians as the steep terrain in this area may result in cyclists riding downhill too quickly.

Housing Development and Environment

- Participants hoped to see a wide range of housing options in the Hazel-Coy Neighbourhood, including more single-family housing and townhousing.
- Suggestions to improve housing affordability including setting a percentage for affordable housing, having rental-only buildings and establishing partnerships with non-profit housing providers.
- Suggestions to manage environmental impacts of development include expanding environmental education outreach, bear-proofing neighbourhoods and installing solar panels.
- Concerns were expressed over the impacts of development on existing wildlife in the area, the challenges of retaining trees on steep slopes and the potential loss of tree canopy.

Placemaking and Amenities

- Participants supported having more amenities (e.g., small grocery store, coffee shop) and family-friendly destinations (e.g., picnic areas, lookouts) in the neighbourhood that are convenient and safe to walk to.
- There was a strong desire for an expanded trail network that is well connected to park and recreation amenities.

- In terms of recreational/visitor related amenities or activities participants felt might be suitable next to Pinecone Burke Provincial Park, the more frequently brought up suggestions were: parking facilities, washrooms, and clear wayfinding signage for various trail users. Some other suggestions included coffee shops, obstacle course for kids, tree-top activities, snowshoeing and cross-country skiing.

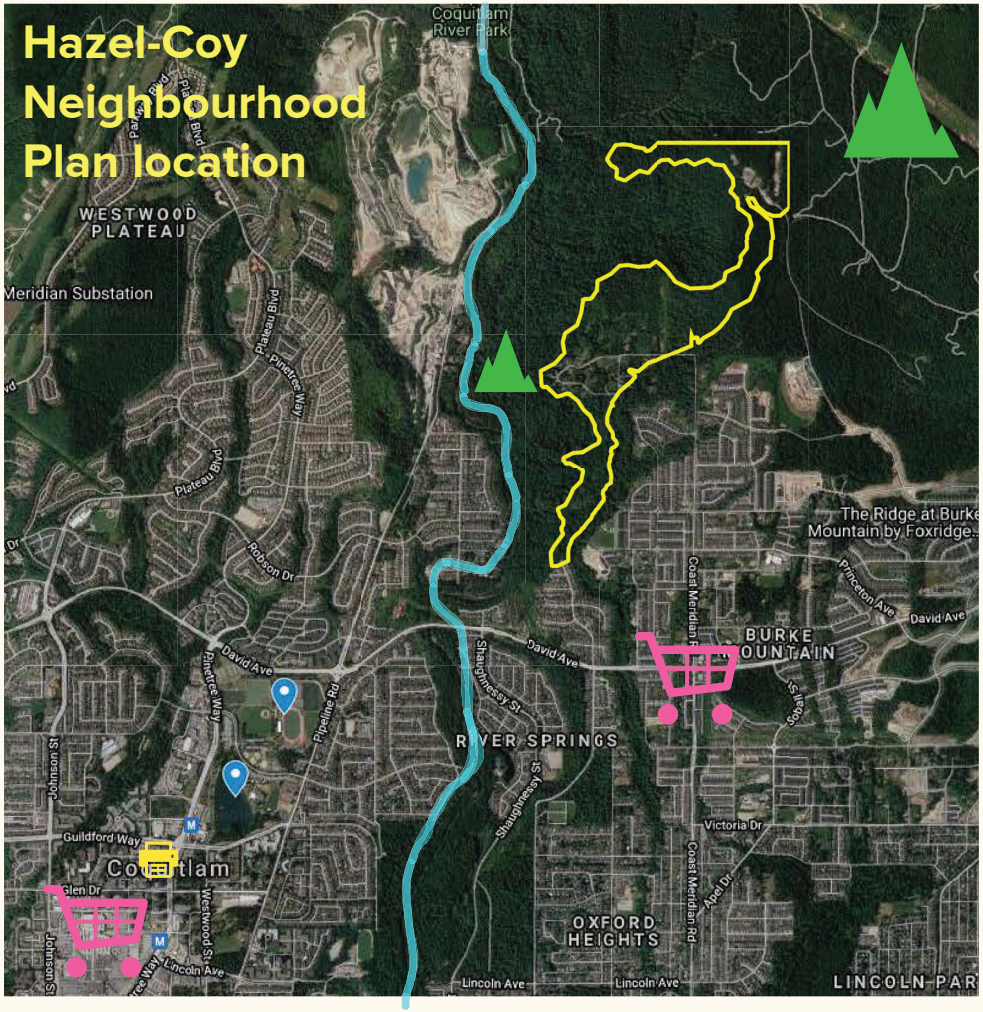
Pop-up Information Sessions

Following the move to Step 3 of BC's Restart Plan, the project team held two in-person, pop-up information sessions at Princeton Park on July 10 and 14, 2021 which attracted a total of 32 attendees. Major themes discussed between staff and attendees are summarized below.

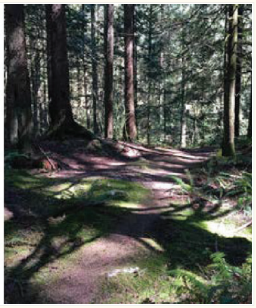
- Concerns were raised about the proposed Oxford Street extension with respect to safety issues and the expected increase in traffic volume.
- There was an expressed desire from participants for more civic amenities (e.g., community centres, parks).
- Concerns about the loss of trees and the impact of development on the environment, streams and wildlife.
- Desire to see more trails in the neighbourhood to improve access to natural amenities in the vicinity (e.g., Crystal Falls, Pinecone Burke Provincial Park).
- Concerns were raised about housing affordability and the low supply of housing.

VI. Hazel-Coy - Phase 2 - Mural graphics for youth engagement session (VI-1)

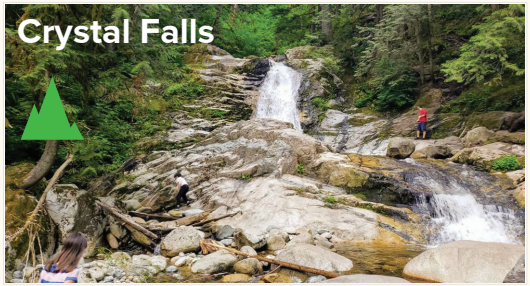
Hazel-Coy Neighbourhood Plan



What's in the neighbourhood now



Area Features

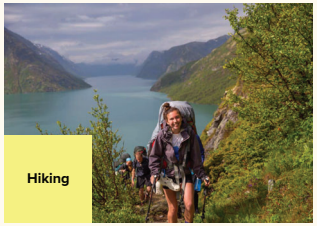


Activity 1: Recreation Images

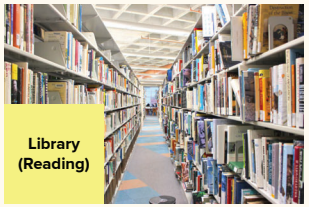
(VI-2)

Use the images tab to search for recreational activities and place them here

Outdoor Lounging


Hiking

Shopping


Library (Reading)

Grocery stores within walking distance

cycling

Beach Volleyball

Mountain Biking

Swimming

outdoor swimming/ lake/river

stage

Close access to the outdoors

restaurant

gym

canoeing

garden

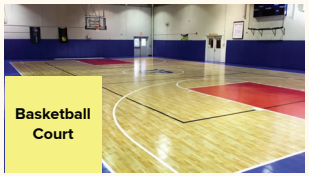
rafting

teens hangout club

skating rink

bowling alley

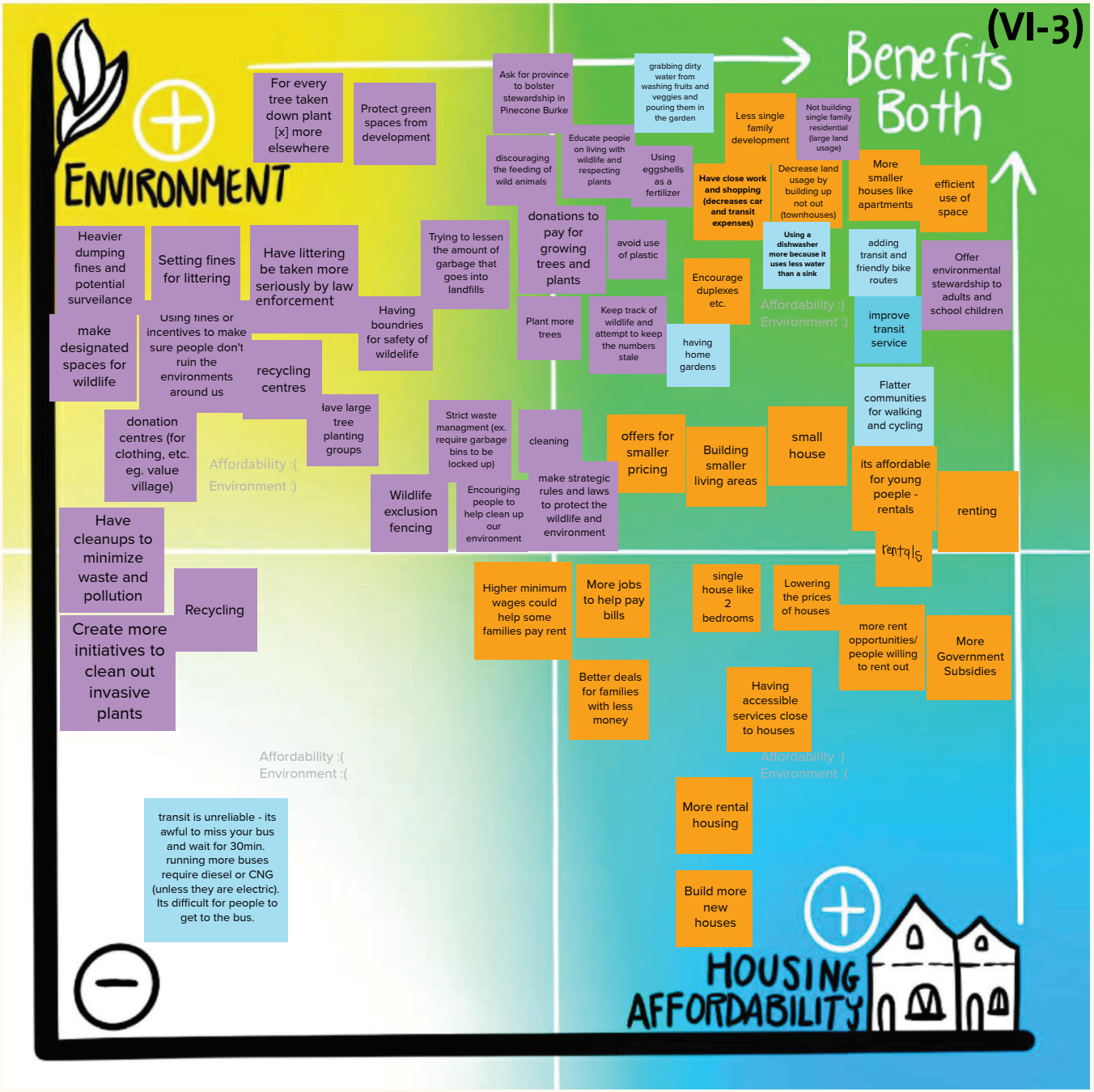
Close essential services


Basketball Court

Wide flat pathways

rock climbing

Activity 2: You're a Planner!

Brainstorm ideas to improve housing and living affordability

Brainstorm ideas to protect the environment and wildlife