

# Coquitlam

# For Committee

November 13, 2019  
Our File: 13-6480-20/18-01/1  
Doc #: 3457642.v1

To: City Manager  
From: General Manager Planning and Development

Subject: **Oakdale Land Use Designation Update – Phase 2 Consultation Summary and Preferred Land Use Concept**

For: **Council-in-Committee**

**Recommendation:**

That the Committee receive the report of the General Manager Planning and Development dated November 13, 2019 and entitled "Oakdale Land Use Designation Update – Phase 2 Consultation Summary and Preferred Land Use Concept" for information.

**Report Purpose:**

This report presents a summary of public input received through Phase 2 of the Oakdale Land Use Designation Update (OLUDU) along with the preferred land use, transportation and parks concept for the Oakdale neighbourhood for the Committee's review and feedback, in advance of presenting an Official Community Plan (OCP) amendment bylaw to update the Burquitlam-Lougheed Neighbourhood Plan (BLNP). The preferred concept was developed by staff based on neighbourhood input and technical analysis as discussed more fully in this report.

**Strategic Goal:**

The BLNP refinement initiative is a "C" priority in the City's 2019 Business Plan, and supports the strategic goal of 'Strengthening Neighbourhoods' by ensuring that growth and development in the neighbourhood over the next 25 years balances City priorities, along with residents and stakeholder aspirations and feedback.

**Background:**

The OLUDU was initiated in early 2018 with the goal of identifying future land uses that are supported by the local community and would guide development in the Oakdale neighbourhood for the next 25 years. The first phase of public consultation took place in April 2018 with a survey focused on neighbourhood values and residents' future visions of their neighbourhood. Following that phase, Oakdale was geographically categorized into six sub-areas to allow for a comparison of residents' values, visions and preferences as they differed across the neighbourhood.

Building on feedback from this survey and background technical analysis, staff developed a series of land use, transportation and parks options representing varying growth possibilities for the Oakdale neighbourhood.

These options were presented at the July 29, 2019 Council-in-Committee meeting in advance of the Phase 2 public consultation, which took place between September 12 and 30, 2019.

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***Phase 2 Public Consultation Program***

Staff used a variety of notification and engagement tools (Attachment 1) during Phase 2 of public consultation for residents and stakeholders to learn about and provide feedback on the various land use, transportation and parks options, including their level of support for each option.

An online survey was open to members of the public on the City website and via the Viewpoint engagement platform from September 12 to 30, 2019, and was advertised through neighbourhood bulletin board posters, notices sent to all residents and property owners in Oakdale, the Tri-City News, the City's website, media releases, social media and email updates. Staff also made paper copies of the survey (Attachment 2) available for those without access to a computer at a Community Information Session on September 21, 2019 that attracted approximately 300 attendees. In addition, staff presented to the Oakdale Neighbourhood Association on September 11, 2019 and has sent emails to staff from external stakeholder agencies, the development community and neighbouring municipalities as part of the public consultation program.

The following discussion summarizes Phase 2 consultation results which are combined with additional staff analysis (i.e., technical feasibility, appropriate land use transition, consistency with BLNP guiding principles) to identify a preferred land use, transportation and parks concept for Council-in-Committee's feedback.

**Discussion/Analysis:*****Survey Feedback Summary***

Over 1,000 people responded to the online survey which ran from September 12 to 30, 2019. Detailed survey findings are provided in Attachment 3.

***Profile of Survey Respondents***

Two-thirds of survey participants resided or owned property in Oakdale, while 24% lived elsewhere in Coquitlam. Staff geocoded the responses of Oakdale residents and property owners, and a majority of this group of respondents were from Sub-Areas A and B (25% and 26% respectively).

***Support Levels of Land Use Options from Respective Sub-Areas***

Staff analyzed the support levels of the various land use options in each sub-area based on feedback from the respondents living within that particular sub-area. The support levels for each option have been categorized as Support (combination of "Support" and "Somewhat Support"), Neutral and Opposed (combination of "Opposed" and "Somewhat Opposed").

The results of the survey show strong support for Option 3 from respondents in Sub-Areas A, B, C and D (73% to 96%), and for Option 1 + 2 (76%) from respondents in Sub-Area E. In terms of Sub-Area F, analysis was done at a finer-grained level to evaluate the support for the land use options. To facilitate this deeper analysis, Sub-Area F was further geographically categorized into three smaller sub-sections (see map in Attachment 4):

- F<sup>(North)</sup> – north of Nicola Avenue and away from Clarke Road;
- F<sup>(South)</sup> – south of Nicola Avenue and away from Clarke Road; and
- F<sup>(Clarke)</sup> – near Clarke Road.

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Based on this finer-grained analysis, respondents in Sub-Areas F<sup>(South)</sup> and F<sup>(Clarke)</sup> expressed a strong preference for Option 3 (77% to 94%). As for those in Sub-Area F<sup>(North)</sup>, they were considerably opposed to both Options 2 and 3 (65% to 72%), and on balance more supportive (46%) for Option 1.

#### Major Feedback Themes on Draft Land Use Options

Going beyond identifying the broader level of general support for each draft land use option, staff delved further into the feedback and identified a number of key themes; the top six include:

1. Support for higher density (70 comments)
2. SkyTrain proximity benefits (46 comments)
3. Opposition to density (26 comments)
4. Housing affordability benefits (25 comments)
5. Parks and green spaces (16 comments)
6. Traffic and noise concerns (15 comments)

These themes reflect the diverse views of the Oakdale neighbourhood in determining the most appropriate manner to accommodate growth and address revitalization. The feedback also indicates growing acceptance of the benefits that new, higher density development in Oakdale would bring, provided it is accompanied by the provision of sufficient parks and green spaces. Additional information on the feedback received is detailed in Attachment 3.

#### Transportation Feedback

73% of all respondents supported the proposed transportation concepts, while 11% were opposed. The written responses indicate a desire for improving walking and cycling infrastructure in the neighbourhood and overall connectivity to other neighbourhoods. However, feedback also indicates some concerns about increased vehicle volumes and speeds as well as traffic safety.

#### Parks and Amenities Feedback

The proposed parks and amenities concepts received over 80% of support from all respondents, with only 7% opposed. Numerous respondents highlighted the importance of new parks and recreational amenities to support an increased population in the Oakdale neighbourhood.

#### **Preferred Land Use Concept**

Building on the survey feedback results, staff undertook further background and technical analysis work to develop one preferred land use, transportation and parks concept for the Oakdale neighbourhood. The background and technical work involved ensuring consistency with the BLNP vision and guiding principles, incorporating appropriate land use transitions, market demand and development capacity analysis, transportation network review, park and amenity needs analysis, as well as park acquisition funding considerations.

The preferred land use concept for the Oakdale neighbourhood is presented in Attachment 5. This concept is consistent with the survey feedback and incorporates:

- Option 3 for Sub-Areas A, B, C, D and Sub-Regions F<sup>(South)</sup> and F<sup>(Clarke)</sup>;
- Option 1 + 2 for Sub-Area E; and

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- Option 1 with a modification to add the new park at Nicola Avenue and Bowron Street for Sub-Region F<sup>(North)</sup> that was part of Option 3.

Under the preferred concept Oakdale would remain a predominantly residential neighbourhood and the anticipated future market demand for different types of housing (i.e., high-rise apartment, low-rise apartment, townhouse, housing choices and single family houses) is approximately 3,100 units by 2041. The preferred land use concept provides sufficient capacity to accommodate this growth, with theoretical long-range development capacity around 5,900 units. This provides flexibility for development to occur within the defined parameters of the plan and certainty for the community identifying where development can occur.

The preferred land use concept provides a general transition from higher density buildings nearer the Burquitlam SkyTrain Station and adjoining arterial streets to low density and low-rise buildings in the northern and north-west portions of Oakdale. This housing density transition is also consistent with the BLNP vision and guiding principles, including supporting the revitalization of Burquitlam Neighbourhood Centre and providing a diverse range of housing options.

#### Resident Petitions

Between July and October 2019, five petitions were received from separate groups of Oakdale property owners advocating for or against a specific land use change in their specific area. These requests have been evaluated and incorporated into the proposed Plan where they are found to be technically feasible, support the Plan goals, objectives and policies, fit with previous public feedback themes, support an improved transition between land uses, and fit with the neighbourhood context.

Two requests were fully incorporated into the proposed Plan; one was partially incorporated and two were not. The land use change requests that have been incorporated into the preferred land use concept are consistent with the proposed land use designations in Option 3 for the subject properties. Full details regarding all the petitions are summarized in Attachment 6.

#### Transportation Considerations

A key guiding principle in the BLNP is to support transportation accessibility and choice by providing greater connectivity. With a well-connected street network, travel distances are shortened and walking, cycling and public transit options become more viable as they become more convenient and easily accessible. In addition, the provision of new street and lane connections creates more route options, which facilitates emergency access and improves circulation for all transportation modes within the neighbourhood.

The proposed transportation network in the preferred land use concept (see Attachments 5 and 7) is based on an assessment of existing neighbourhood traffic concerns (e.g., shortcutting through Oakdale); geometric, construction and financial feasibilities given the adjacent land use changes; as well as transportation modelling analysis to assess multi-modal capacity and traffic operational impacts. Through this work, new streets and lanes have been identified to enhance the connectivity of Oakdale's existing street network, as well as support growth and mobility needs. These new streets and lanes, which will be implemented through

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road dedication when existing properties redevelop to higher densities in the future, include:

- a new east-west Jefferson Avenue / Kemsley Avenue collector street between North Road and Clarke Road (this will provide an alternative to Chapman Avenue which is the only continuous east-west route through the neighbourhood today). Additional measures to curb neighbourhood shortcutting along Chapman Avenue would be subject to the City's Traffic Calming Policy;
- a new east-west local street connecting North Road to Gardena Drive;
- a new north-south street between Thompson Avenue and Harrison Avenue;
- a northward extension of Elmwood Street to Thompson Avenue;
- an extension of Nicola Avenue to link the existing dead-end stubs; and
- new lanes that will also provide access to parcels fronting Clarke Road.

In addition, to address some of the existing traffic safety concerns, the following longer-term intersection changes have been proposed to occur incrementally as the new streets listed above are provided through redevelopment:

- Extension of the eastbound left turn bay at Como Lake Avenue and Clarke Road;
- Access closure at Como Lake Avenue for both lanes east and west of Elmwood Street;
- Conversion to right-in / right-out only access at Como Lake Avenue for both Tyndall Street and Elmwood Street;
- Intersection geometry improvements at the Westley Avenue and Elmwood Street intersection to address its existing skew; and
- Future potential pedestrian signal and conversion to right-in / right-out only access at Como Lake Avenue and Claremont Street.

Staff will liaise with the City of Burnaby, who has expressed an interest in the Oakdale transportation analysis and resulting improvements anticipated along North Road at Como Lake Avenue, Smith Avenue and Clarke Road.

The proposed active transportation (i.e., walking and cycling) network for the preferred land use concept is shown in Attachment 8. The key network features include:

- Multi-use pathways (MUPs) provided through redevelopment:
  - north side of Como Lake Avenue (North Road to Clarke Road);
  - west side of Clarke Road (Kemsley Avenue to Glenayre Drive);
  - along Elmwood Street and its northward future extension to Thompson Avenue; and
  - along the new Jefferson Avenue / Kemsley Avenue collector street;
- Widening of existing mid-block pathways to better accommodate pedestrians and cyclists, with consideration for paving to improve accessibility; and
- Sidewalks provided on both sides of the street consistent with the City's Subdivision and Development Servicing Bylaw.

#### Parks and Amenities Considerations

New and expanded parks have been identified in the preferred land use concept to support the development and growth envisioned within the Oakdale neighbourhood:

- 0.4-hectare expansion of the existing Oakdale Park (0.8 hectare after expansion) as already shown in the BLNP;

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- 0.7-hectare new Kemsley / Clarke Park; and
- 0.5-hectare new Nicola / Bowron Park.

These new parks will enable the majority of residents in Oakdale (and Burquitlam residents on the east side of Clarke Road) to live within a five- to ten-minute walk of a neighbourhood park, which is a target in the Parks, Recreation and Culture Master Plan.

Based on recent preliminary projections by the City's Real Estate Division, the total funding required to expand the existing Oakdale Park and acquire new parkland is currently estimated to be \$55.8 million for the preferred option. As the value of the planned parkland is not fully included in the current Development Cost Charge (DCC) program, and any shortfall cannot be funded through the recently adopted DCC Bylaw, staff is working on an interim funding policy to cover the additional costs of parkland acquisition in Oakdale (as per the recommended approach presented at the July 29, 2019 Council-in-Committee meeting).

This interim policy, which will be brought forward as part of an update to the BLNP Servicing Assessment, will outline an expected rate for new residential developments that require rezoning in Oakdale to provide a parkland contribution. The policy is intended to be in effect until completion of the next DCC Program Review (anticipated in 2021/22) when the new parkland in Oakdale is anticipated to be incorporated into the DCC program at updated land values.

All new and expanded parks will go through a public design process at the time of their development over the next 20 - 25 years. This will help to ensure that parks are safe, well designed and contain the types of amenities area residents are seeking. In addition, these spaces will be augmented with improved access to natural areas, as well as publicly accessible plazas, squares, parkettes and gardens that are provided through new development to form a key component of Oakdale's open space system.

#### Environmental Considerations

In the Oakdale neighbourhood, known watercourses include Stoney Creek, Harmony Creek and Consultation Creek. For the preferred land use option, the City's standard protections for watercourses will apply in accordance with the provincial Riparian Areas Regulation (RAR). This includes assessment of Significant Natural Features (SNF) at the time of development, which may result in additional measures required in the adjacent Streamside Protection and Enhancement Area (SPEA) to ensure preservation of any SNF that may be identified (i.e., critical habitat for identified species at risk).

#### **Next Steps:**

Based on the above discussion, staff recommends proceeding with the preferred Oakdale land use concept as an Official Community Plan amendment to the BLNP for Council's consideration at an upcoming Regular Council meeting. This will be followed by a public hearing, which will allow a final opportunity for public input. At that time, the OLUDU will be supported by the Oakdale Parkland Interim Contribution Policy, an updated BLNP Servicing Assessment, as well as related Official Community Plan and Zoning Bylaw amendments.

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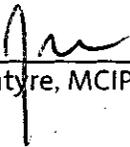
**Financial Implications:**

As noted earlier in this report, a preliminary estimate for the capital cost of parkland acquisition to support the proposed land use designation changes is approximately \$55.8 million, not all of which is included in the current DCC program. Staff is preparing an interim funding policy (which will be brought forward as part of an update to the BLNP Servicing Assessment) to enable parkland contributions from developers in Oakdale to cover the additional costs of parkland acquisition, until such time that the DCC program and bylaw have been updated with the Oakdale parkland requirements. The collected funds will be placed in a new capital reserve to finance parkland identified for acquisition in the Oakdale neighbourhood.

**Conclusion:**

Building on the BLNP process, the OLUU is intended to result in updated land use policies to guide development in Oakdale for the next 25 years. Phase 2 of public consultation involved over 1,000 participant interactions on the draft land use options. The feedback received was used together with additional staff analysis to develop a preferred land use, transportation and parks concept for Council-in-Committee's review and feedback.

This concept is consistent with the stakeholder feedback from the Phase 2 public consultation and staff recommends proceeding with an OCP amendment bylaw and associated supporting elements, including a public hearing, to incorporate the preferred Oakdale land use concept as an update to the BLNP.

  
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J.L. McIntyre, MCIP, RPP  
GC/ce

**Attachments:**

1. Phase 2 – Engagement Summary (Doc# 3459108)
2. Oakdale Land Use Designation Update Survey (Doc# 3465461)
3. Oakdale Land Use Designation Update – Summary of Phase 2 Consultation Findings (Doc #3473168)
4. Oakdale Sub-Area Boundaries (Doc #3479308)
5. Oakdale Preferred Land Use Concept & New Streets / Lanes (Doc# 3504401)
6. Oakdale – Petitions for Land Use Change (Doc# 3459314)
7. Oakdale Existing and Future Street Network (Doc# 3509766)
8. Oakdale Active Transportation Network (Doc# 3517638)
9. PowerPoint Presentation: Phase 2 Consultation Summary & Preferred Land Use Concept (Doc# 3504569)

This report was prepared by Glen Chua, Community Planner with input from a cross-departmental team including staff from Planning and Development, Parks, Recreation and Culture, Engineering and Public Works, Finance and Technology, and Civic Lands and Facilities, and reviewed by Andrew Merrill, Manager Community Planning.

## **Oakdale Land Use Designation Update (OLUDU) Phase 2 – Summary of Public Notification & Stakeholder Engagement**

Public and stakeholder engagement for Phase 2 of the OLUDU ran from September 12 to September 30, 2019 and the main public feedback tool used was an online survey (open to the public and through the Viewpoint engagement platform).

The survey was open from September 12 to 30, 2019, and was promoted through multiple channels as part of a robust consultation strategy, including:

- OLUDU project webpage
  - 3,516 Pageviews between July 29 and September 30, 2019
  - 2,521 unique pageviews (same period)
  - Average time on page: 2 minutes 39 seconds
- City website homepage banner
- Email notifications through the Burquitlam-Lougheed Neighbourhood Plan (BLNP) email listserv – 814 subscribers as of July 29, 2019;
- Emails to staff from School District 43, City of Burnaby, City of Port Moody, TransLink, Urban Development Institute and HomeBuilders Association Vancouver (HAVAN)
- Community Information Session held on September 21, 2019 at Greater Heights Learning Academy (approximately 300 attendees)
- Posters at Oakdale Park and Greater Heights Learning Academy community bulletin boards
- Digital advertisements at City facilities
- Print advertisements in the Tri-City News
- Information bulletin distributed on September 12, 2019 through the City News email listserv.
- Earned media stories on August 3 and September 26 in the Tri-City News
- Oakdale Neighbourhood Association Annual General Meeting – September 11, 2019
- Mail-out of addressed postcard notices to all Owners/Occupants in Oakdale (587) and non-resident owners (89)

- City's social media sites, including:

Twitter	Tweet: September 12, 2019	<ul style="list-style-type: none"> <li>• 1,245 impressions</li> <li>• 36 engagements</li> <li>• Engagement rate: 2.9%</li> </ul>	<ul style="list-style-type: none"> <li>• 7 media engagements,</li> <li>• 16 link clicks,</li> <li>• 2 retweets,</li> <li>• 9 detail expands,</li> <li>• 1 replies,</li> <li>• 0 likes,</li> </ul>
Facebook	Post: September 12, 2019	<ul style="list-style-type: none"> <li>• 2,467 people reached</li> <li>• 235 engagements</li> <li>• 5.39% engagement rate</li> <li>• Impressions: 3,356</li> </ul>	<ul style="list-style-type: none"> <li>• 7 comments,</li> <li>• 3 likes reactions,</li> <li>• 0 shares</li> </ul>
Facebook Paid Content	Event Boost: September 9 to 13 and September 16 to 20, 2019	<ul style="list-style-type: none"> <li>• Total spend: \$55</li> <li>• Reached 3,521 people</li> <li>• 0.38% response rate</li> </ul>	<ul style="list-style-type: none"> <li>• 23 event responses</li> <li>• \$2.41/event response</li> </ul>
	Advertisement: September 16 to 19, 2019	<ul style="list-style-type: none"> <li>• Total spend: \$137</li> <li>• Reached 27,376 people</li> <li>• 81.29% reach rate</li> </ul>	<ul style="list-style-type: none"> <li>• \$5.00 cost per 1,000 people reached</li> </ul>
	Advertisement: September 26 to 29, 2019	<ul style="list-style-type: none"> <li>• Total spend: \$63</li> <li>• Reached 13,796 people</li> <li>• 95.56% reach rate</li> </ul>	<ul style="list-style-type: none"> <li>• \$4.57 cost per 1,000 people reached</li> </ul>

# Oakdale Land Use Designation Update Survey

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## Oakdale Land Use Survey

The Oakdale Land Use Designation Update is intended to result in updated land use policies in the Burquitlam-Lougheed Neighbourhood Plan to guide development in Oakdale for the next 25 years. As an important part of our community, you are vital to this neighbourhood planning process.

## Phase 1 set values and vision for Oakdale

Thank you to those who participated in the first phase of public consultation, which took place in 2018, focusing on neighbourhood values and residents' future visions of their neighbourhood. Based on the feedback received and background technical analysis, three potential land use, transportation, and parks concepts representing various growth options have been developed for each of the six sub-areas within the Oakdale neighbourhood.

## Tell us what you think

This survey provides you with the opportunity to evaluate and provide input on these draft concepts. The feedback from this survey, combined with further staff analysis, will be used to develop one preferred land use concept that will be presented to Council for consideration.

Please visit the project webpage for more information on the Oakdale Land Use Designation Update at [coquitlam.ca/oakdale](http://coquitlam.ca/oakdale). Thank you for taking the time to answer a few questions.

What is your primary connection to Oakdale? Which of the following apply to you? (Check all that apply)

- I recently moved to Oakdale
- I have lived in Oakdale for 2-5 years
- I have lived in Oakdale for 6-10 years
- I have lived in Oakdale for over 10 years
- I own a rental property in Oakdale
- I have family/friends that live in Oakdale
- I currently have no connection to Oakdale but would consider moving to Oakdale in the future
- I currently have no connection to Oakdale and do not plan on moving to Oakdale in the future

## Sub-Area A

Review the Current Land Use Map and 3 proposed options.

How supportive are you of each of the draft land use concepts in Sub-Area A?

	Supportive	Somewhat Supportive	Neutral/ Undecided	Somewhat Opposed	Opposed
OPTION 1	<input type="radio"/>				
OPTION 2	<input type="radio"/>				
OPTION 3	<input type="radio"/>				

Record any comments you have regarding these options. (Optional)

## Sub-Area B

Review the Current Land Use Map and 3 proposed options.

How supportive are you of each of the draft land use concepts in Sub-Area B?

	Supportive	Somewhat Supportive	Neutral/ Undecided	Somewhat Opposed	Opposed
OPTION 1	<input type="radio"/>				
OPTION 2	<input type="radio"/>				
OPTION 3	<input type="radio"/>				

Record any comments you have regarding these options. (Optional)

## Sub-Area C

Review the Current Land Use Map and 3 proposed options.

How supportive are you of each of the draft land use concepts in Sub-Area C?

	Supportive	Somewhat Supportive	Neutral/ Undecided	Somewhat Opposed	Opposed
OPTION 1	<input type="radio"/>				
OPTION 2	<input type="radio"/>				
OPTION 3	<input type="radio"/>				

Record any comments you have regarding these options. (Optional)

## Sub-Area D

Review the Current Land Use Map and 3 proposed options.

How supportive are you of each of the draft land use concepts in Sub-Area D?

	Supportive	Somewhat Supportive	Neutral/ Undecided	Somewhat Opposed	Opposed
<b>OPTION 1</b>	<input type="radio"/>				
<b>OPTION 2</b>	<input type="radio"/>				
<b>OPTION 3</b>	<input type="radio"/>				

Record any comments you have regarding these options. (Optional)

## Sub-Area E

Review the Current Land Use Map and 2 proposed options.

How supportive are you of each of the draft land use concepts in Sub-Area E?

	Supportive	Somewhat Supportive	Neutral/ Undecided	Somewhat Opposed	Opposed
<b>OPTIONS 1 + 2</b>	<input type="radio"/>				
<b>OPTION 3</b>	<input type="radio"/>				

Record any comments you have regarding these options. (Optional)

## Sub-Area F

Review the Current Land Use Map and 3 proposed options.

How supportive are you of each of the draft land use concepts in Sub-Area F?

	Supportive	Somewhat Supportive	Neutral/ Undecided	Somewhat Opposed	Opposed
<b>OPTION 1</b>	<input type="radio"/>				
<b>OPTION 2</b>	<input type="radio"/>				
<b>OPTION 3</b>	<input type="radio"/>				

Record any comments you have regarding these options. (Optional)

## Parks and Amenities Concepts

Review the Parks and Amenities Concept Map.

How supportive are you of the overall parks and amenities concepts?

- Supportive    Somewhat Supportive    Neutral/  
Undecided    Somewhat Opposed    Opposed

Record any comments you have regarding these options. (Optional)

## Transportation Concepts

Review the Transportation Concepts Map.

How supportive are you of the overall transportation concepts?

- Supportive    Somewhat Supportive    Neutral/  
Undecided    Somewhat Opposed    Opposed

Record any comments you have regarding these options. (Optional)

What are your overall thoughts on the draft land use concepts? (Optional)

Is there anything else you would like to tell us? (Optional)

## About You

1. Do you live in Coquitlam?

- Yes    No (Go to Question 3)

2. In which Coquitlam neighbourhood do you live?

- |  |   |  |
|--|---|--|
| <input type="radio"/> Austin Heights       | <input type="radio"/> Eagle Ridge                         | <input type="radio"/> Ranch Park       |
| <input type="radio"/> Burquitlam/ Lougheed | <input type="radio"/> Hockaday Nestor                     | <input type="radio"/> River Springs    |
| <input type="radio"/> Cape Horn            | <input type="radio"/> Northeast Coquitlam/ Burke Mountain | <input type="radio"/> Westwood Plateau |
| <input type="radio"/> Central Coquitlam    | <input type="radio"/> Maillardville                       | <input type="radio"/> Not sure         |
| <input type="radio"/> City Centre          |   |  |

3. Where do you live?

- Abbotsford/Mission/Chilliwack
- Burnaby
- Delta/Richmond
- Maple Ridge/Pitt Meadows
- New Westminster
- North Vancouver/West Vancouver
- Port Coquitlam
- Port Moody/Anmore/Belcarra
- Surrey/White Rock/Langley
- Vancouver
- Other BC
- Outside BC

For Oakdale Neighbourhood Residents - About You

Why do we ask? Knowing who we've heard from helps us better determine that we've heard from a cross-section of Oakdale residents and/or property owners.

Do you own or rent your home?

- Own
- Rent
- Other

Please record your Oakdale neighbourhood address.

Street number

Apt # (if applicable)

Street name (e.g. Chapman)

Street type (select one)

- Ave
- Blvd
- Cir
- Close
- Cres
- Crt
- Dr
- Gate
- Green
- Hwy
- Lane
- Mews
- Mtn
- Pl
- Prom
- Pt
- Rd
- Ridge
- Sq
- St
- Terr
- Trail
- Way
- Wk
- Wood

What is your home postal code?

By submitting this form you are consenting to the collection, use and disclosure of your personal information between the City of Coquitlam and the W Group (Service Provider). Your information is collected for the purposes of the Oakdale Land Use Designation Update Survey in accordance with Section 26 (c) of the Freedom of Information and Protection of Privacy Act, will only be used for the purpose of mapping resident's feedback. For questions regarding the collection of your personal information, please contact Kathleen Vincent, Manager Corporate Communications, at 3000 Guildford Way, Coquitlam, BC V3B 7N2 or at 604-927-3019.

**Oakdale Land Use Designation Update (OLUDU) - Phase 2 Consultation Survey Results**

The main public feedback tool used in Phase 2 consultation of the OLUDU was a survey (online and on paper), which was open from September 12 to 30, 2019, and was accompanied by a Community Information Session at Greater Heights Learning Academy on September 21, 2019.

The results of the survey, which attracted 1,048 participants, are presented below. The goal of this survey was gain feedback on the draft land use options, which combined with further staff analysis, will be used to develop one preferred land use concept that will be presented to Council for consideration.

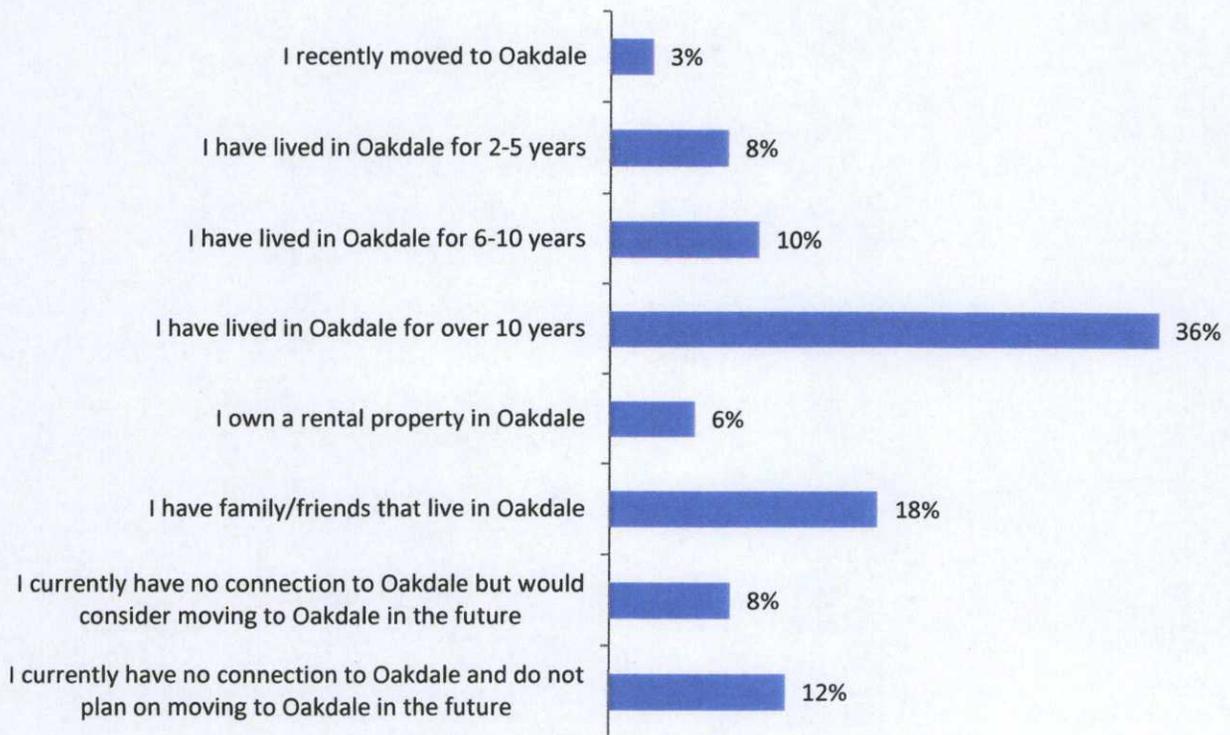
**1) Profile of Survey Respondents**

1.1 Relationship with Oakdale

Based on responses received for this question, 80% currently have some form of connection to Oakdale. 8% of respondents did not presently have a connection to Oakdale but would consider moving to Oakdale in the future.

**What is your primary connection to Oakdale? (Select all that apply)**

% of responses (1185)

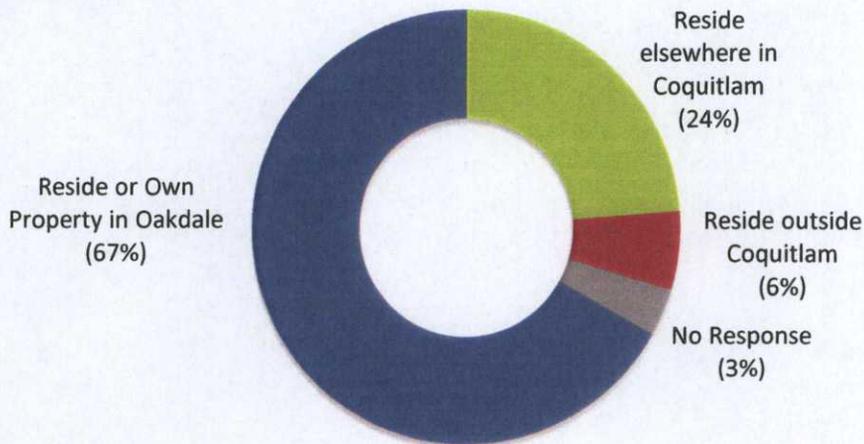


### 1.2 Residency Distribution

A residency profile summary was created for survey respondents based on questions on their primary connections to Oakdale and whether they lived in Coquitlam. Approximately two-thirds of survey participants are currently residents or non-resident property owners in Oakdale.

#### Residency Profile of All Survey Participants

% of participants (1048)

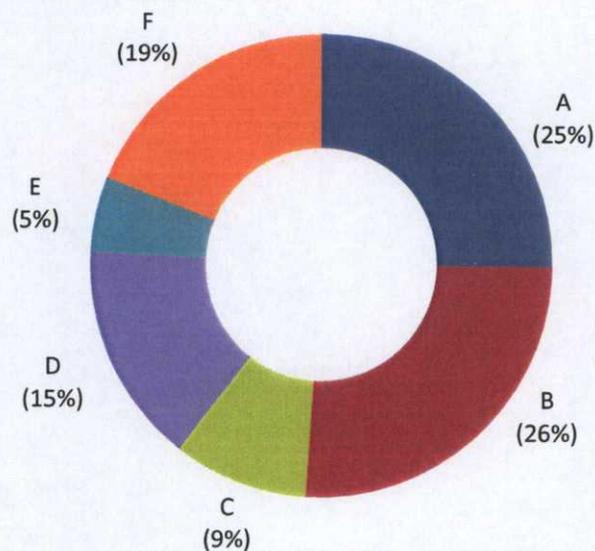


### 1.3 Sub-Area Distribution

For the group of Oakdale residents and non-resident property owners, they were asked to provide their address and postal code. Where this information was provided, the participants were geo-coded into the respective sub-areas.

#### Sub-Area Profile of Oakdale Respondents

% of respondents who provided addresses/postal codes (476)



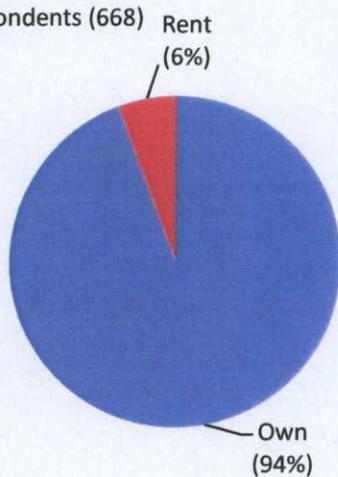
### 1.4 Own or Rent

The vast majority of respondents owned their homes, both among all respondents and among Oakdale residents / owners only.

#### Do you own or rent your home?

[ALL]

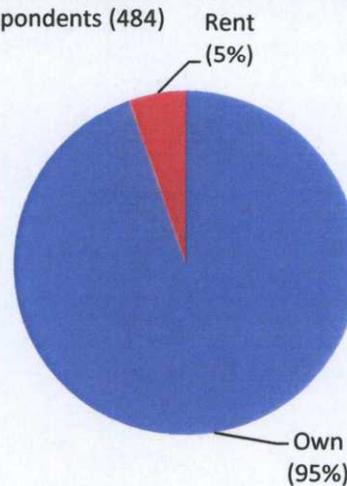
% of respondents (668)



#### Do you own or rent your home?

[OAKDALE RESIDENTS / OWNERS]

% of respondents (484)



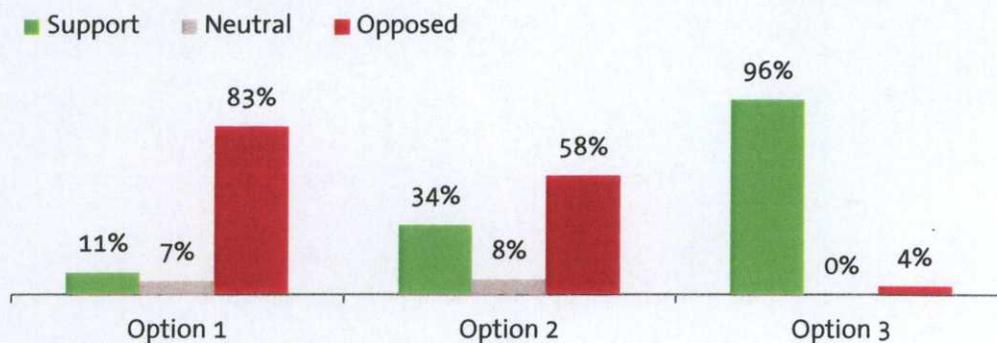
## 2) Support Levels of Land Use Options from Respective Sub-Areas

This section summarizes the support levels of the options in a particular sub-area from the respondents living within that sub-area. The support levels for each option have been categorized as: Support (combination of "Support" and "Somewhat Support"), Neutral, and Opposed (combination of "Opposed" and "Somewhat Opposed"). For a more detailed summary of the support levels from residents living in other Oakdale sub-areas or all respondent, refer to Section 3 later in this document.

### 2.1 Sub-Area A

Respondents from Sub-Area A were overwhelmingly in support (96%) of Option 3 for their own sub-area.

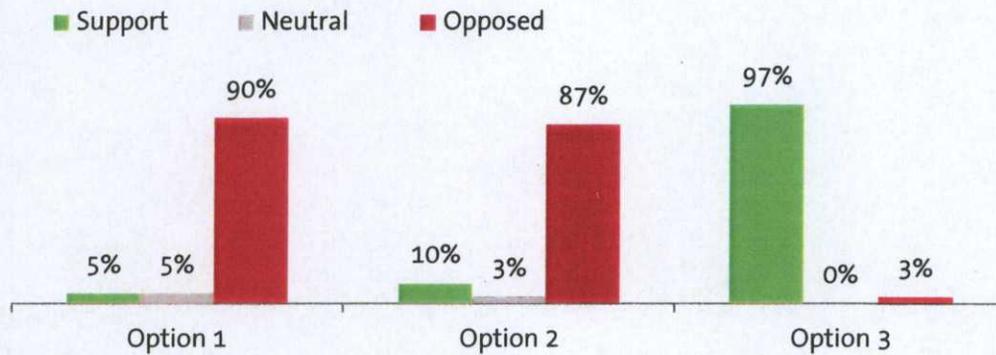
#### Sub-Area A Respondents' Opinions of Sub-Area A Options



## 2.2 Sub-Area B

Respondents from Sub-Area B were overwhelmingly in support (97%) of Option 3 for their own sub-area.

### Sub-Area B Respondents' Opinions of Sub-Area B Options

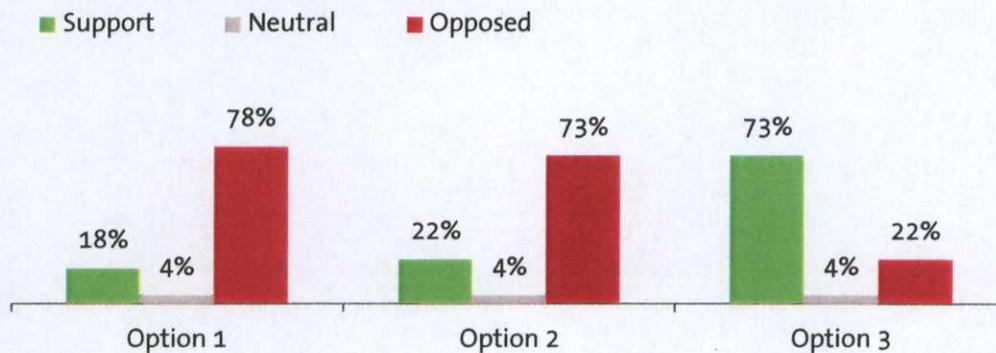


## 2.3 Sub-Area C

Respondents from Sub-Area C expressed strong support (73%) of Option 3 for their own sub-area.

### Sub-Area C Respondents' Opinions of Sub-Area C Options

% of respondents from Sub-Area C (45)

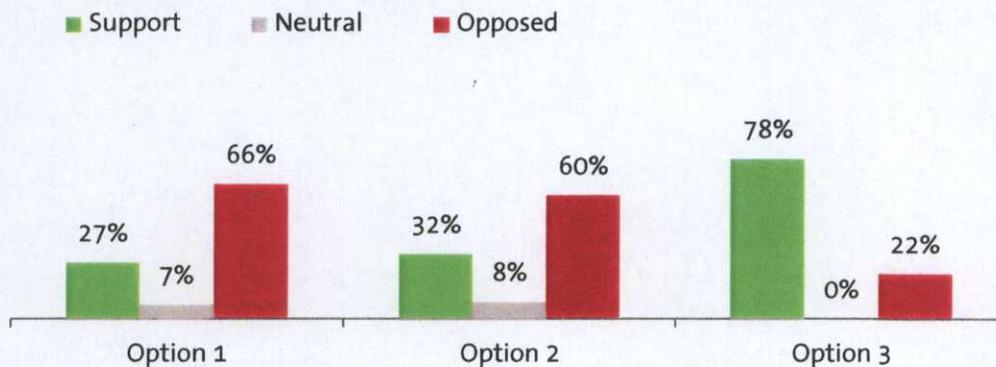


## 2.4 Sub-Area D

Respondents from Sub-Area D expressed strong support (78%) of Option 3 for their own sub-area.

### Sub-Area D Respondents' Opinions of Sub-Area D Options

% of respondents from Sub-Area D (73)

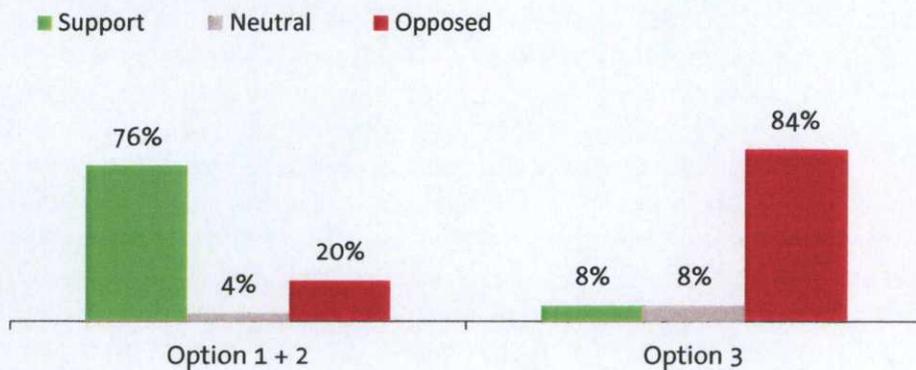


## 2.5 Sub-Area E

Respondents from Sub-Area E expressed strong support (76%) of Option 1+2 for their own sub-area.

### Sub-Area E Respondents' Opinions of Sub-Area E Options

% of respondents from Sub-Area E (25)

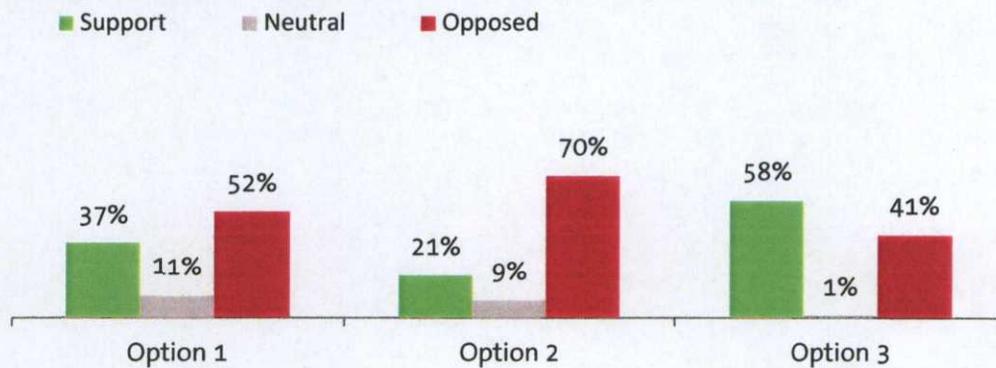


## 2.6 Sub-Area F

A majority of respondents (58%) from Sub-Area F expressed support for Option 3 for their own sub-area. However, given that a considerable 41% of respondents are also in opposition to Option 3, a finer-grained analysis was undertaken in Sub-Area F.

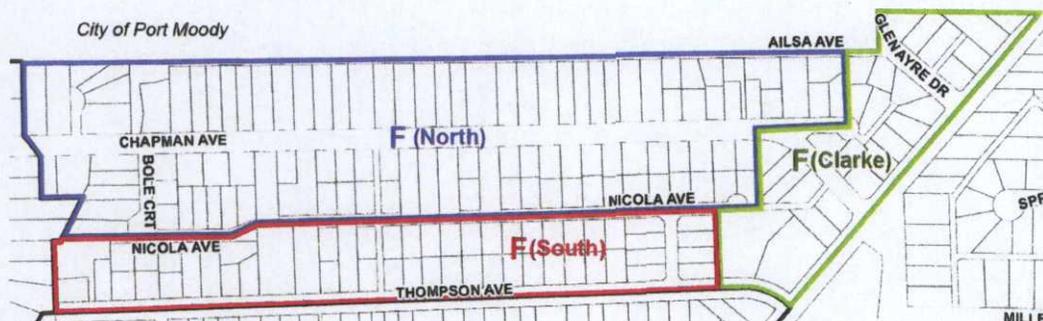
### Sub-Area F Respondents' Opinions of Sub-Area F Options

% of respondents from Sub-Area F (90)



To facilitate this finer-grained analysis, Sub-Area F was further geographically categorized into three smaller sub-regions:

- F<sup>(North)</sup> – north of Nicola Avenue and away from Clarke Road;
- F<sup>(South)</sup> – south of Nicola Avenue and away from Clarke Road; and
- F<sup>(Clarke)</sup> – near Clarke Road.



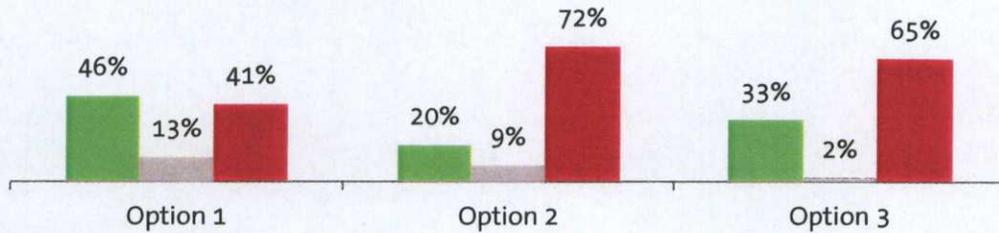
### 2.6.1 Sub-Region F<sup>(North)</sup>

Respondents from Sub-Region F<sup>(North)</sup> were strongly opposed to Options 2 and 3 (72% and 65% respectively) for Sub-Area F. Among the three options, Option 1 is the only one that garnered more support (46%) than opposition (41%).

#### Sub-Region F<sup>(North)</sup> Respondents' Opinions of Sub-Area F Options

% of respondents from Sub-Region F<sup>(North)</sup> (46)

■ Support ■ Neutral ■ Opposed



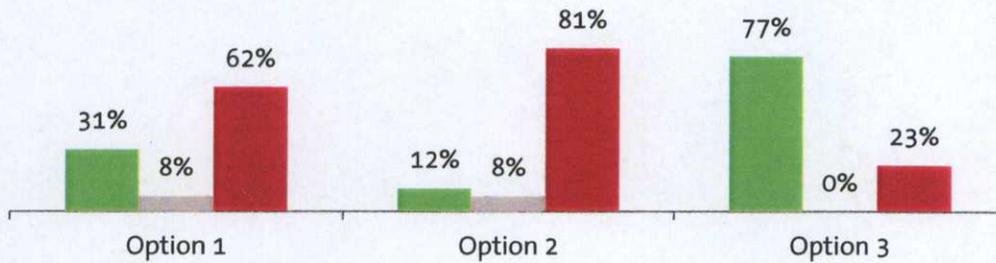
### 2.6.2 Sub-Region F<sup>(South)</sup>

Respondents from Sub-Region F<sup>(South)</sup> were strongly in support (77%) of Option 3 for Sub-Area F.

#### Sub-Region F<sup>(South)</sup> Respondents' Opinions of Sub-Area F Options

% of respondents from Sub-Region F<sup>(South)</sup> (26)

■ Support ■ Neutral ■ Opposed



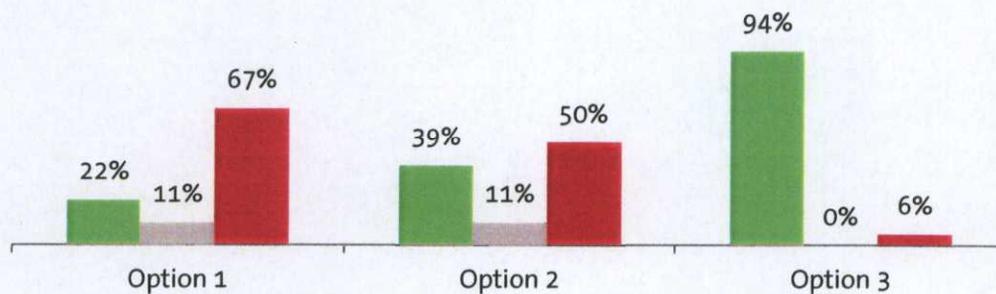
### 2.6.3 Sub-Region F<sup>(Clarke)</sup>

Respondents from Sub-Area F<sup>(Clarke)</sup> were overwhelmingly in support (94%) of Option 3 for Sub-Area F.

#### Sub-Region F<sup>(Clarke)</sup> Respondents' Opinions of Sub-Area F Options

% of respondents from Sub-Region F<sup>(Clarke)</sup> (18)

■ Support ■ Neutral ■ Opposed



### 2.7 Summary of Most Supported Land Use Option by Sub-Area

The table below summarizes the option with the highest level of support in each sub-area based on the inputs from residents living within the respective sub-areas. For Sub-Area F, the results are shown for the three smaller sub-regions using the finer grained analysis undertaken in Section 2.6.

	A	B	C	D	E	F <sup>(North)</sup>	F <sup>(South)</sup>	F <sup>(Clarke)</sup>
Most Supported Option	3	3	3	3	1	1	3	3

## 3) General Comments on Land Use Options

An open-ended question gave the public the opportunity to comment on the overall land use concepts. A total of 296 open responses were received from all participants for this question. An analysis of the feedback revealed further several key themes for the land use options:

#### Primary Themes

These themes were mentioned the most often in participant responses.

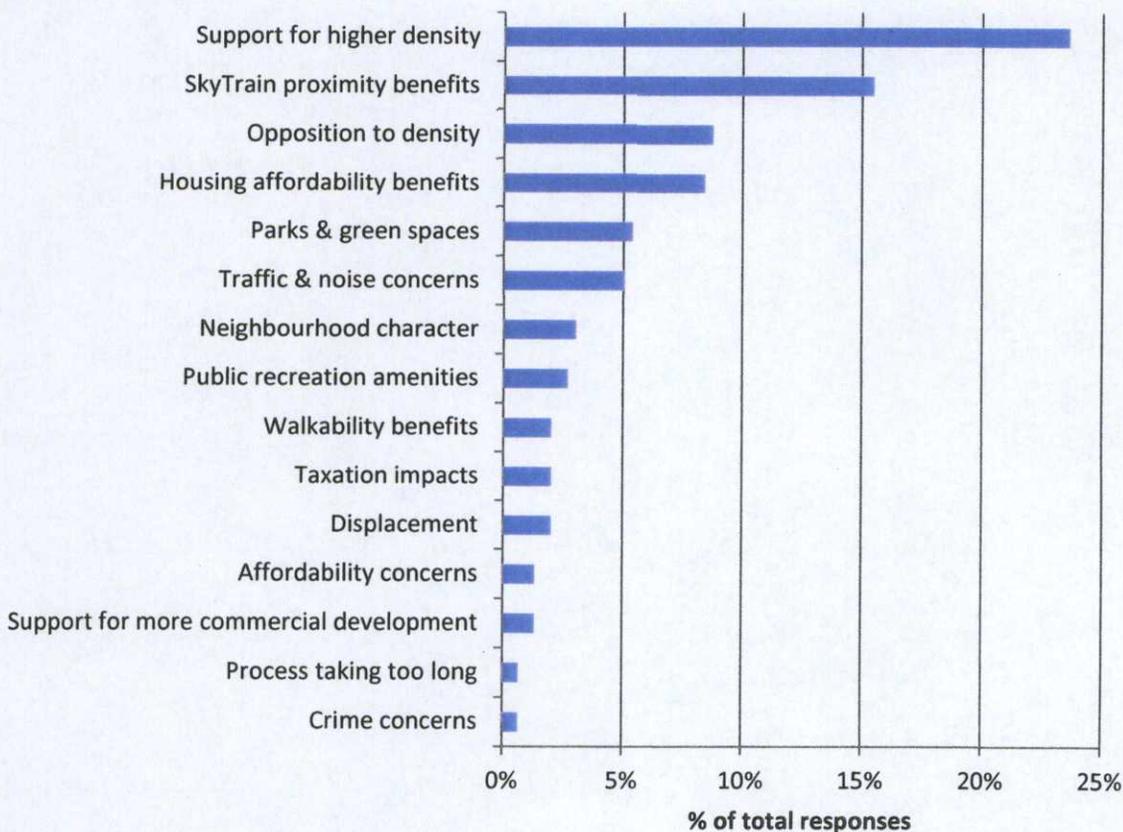
- Support for higher density**  
 Many respondents reiterated their preference in favour of the highest density option proposed (i.e., Option 3).
- SkyTrain proximity benefits**  
 Oakdale's close proximity to Burquitlam Station was often cited as a reason for supporting higher densities, particularly for respondents living closer to the station in sub-areas adjacent to Clarke Road or Como Lake Avenue. Respondents also noted that the SkyTrain line presents significant opportunities for accessibility and reducing car dependency.

### Secondary Themes

These themes represent the next most common topics.

- **Opposition to Density**  
Several respondents outlined their interest in seeing modest to no change in the neighbourhood due to concerns about the anticipated impacts of growth.
- **Housing Affordability Benefits**  
Comments related to this theme highlighted the potential housing affordability benefits that additional density could provide, especially for younger households.
- **Parks and Green Spaces**  
Respondents highlighted the importance of having sufficient parks and green spaces, especially in the context of living in a high density environment. A couple of comments also alluded to the protection of riparian areas.
- **Traffic and Noise Concerns**  
Respondents expressed concerns that higher density land use options would lead to greater vehicle volumes along arterial and local neighbourhood streets, resulting in increased congestion and noise pollution.

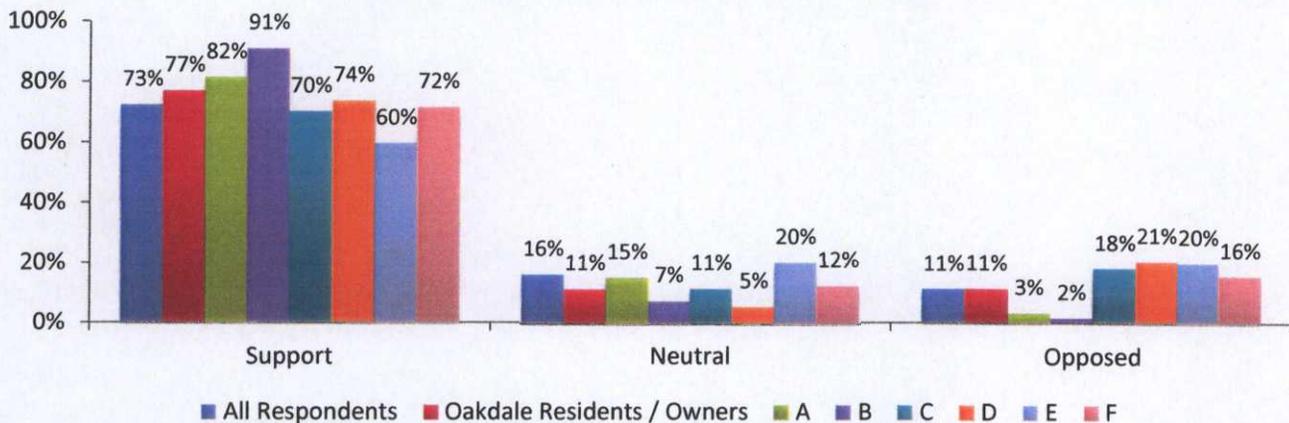
The following figure illustrates the most frequent common themes that respondents mentioned in their written feedback.



## 4) Transportation Concepts

In terms of transportation concepts, there was 73% support from all respondents and 77% support from Oakdale residents/owners. In all of the sub-areas, at least 60% of respondents supported the overall transportation concepts. The levels of support from Sub-Areas A (82%) and B (91%) were considerably higher than the other sub-areas.

### Support for Transportation Concepts



An open-ended question gave the public the opportunity to comment on the transportation concepts. A total of 108 open responses were received for this question. Many transportation-related responses referred to localized concerns at specific intersections and streets. However, a deeper analysis of the responses revealed the following key themes.

#### Primary Themes:

These themes were mentioned most often in participant responses.

- Increased vehicle traffic volumes**  
 Various concerns relating to an increase in vehicle traffic volumes were expressed. The predominant belief was that increased densities would result in intolerable levels of vehicle traffic volumes and greater roadway congestion.
- Walking and cycling infrastructure**  
 Respondents expressed support for an increase in the quality and quantity of walking and cycling infrastructure in the neighbourhood. Some of the requests include new walking paths, protected bike lanes and multi-use paths.

#### Secondary Themes:

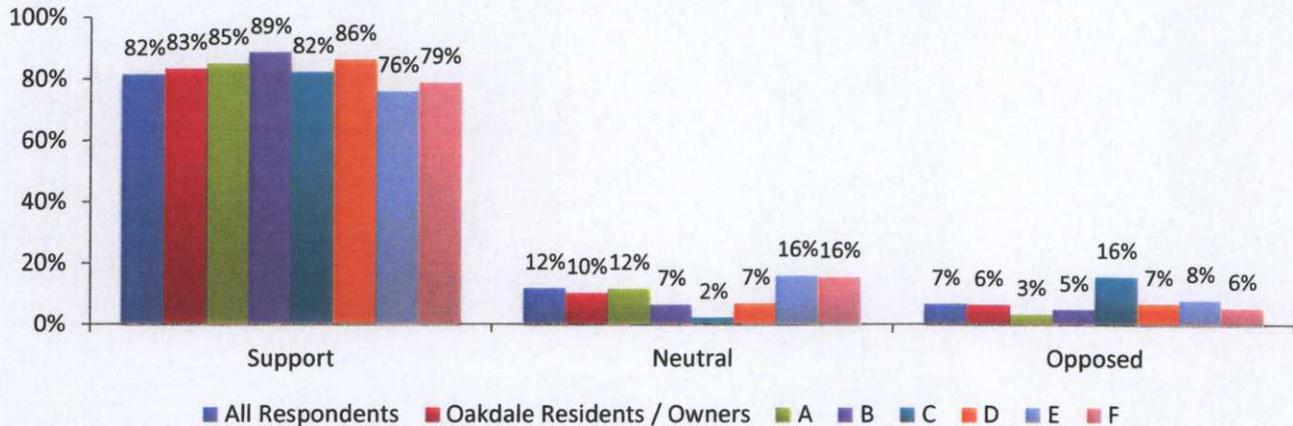
These themes represent the next most common topics.

- Traffic speed and safety concerns**  
 There are concerns that the proposed creation of new streets and modifications of existing streets will lead to increased traffic speeds and safety issues.
- Improved general connectivity to other neighbourhoods**  
 Some respondents spoke about a desire to improve connectivity and linkages to other neighbourhoods, especially for active travel modes.

## 5) Parks and Amenities Concepts

Respondents from all respondents, Oakdale residents/owners and each individual sub-area strongly supported the overall parks and amenities concepts.

### Support for Parks and Amenities Concepts



An open-ended question gave the public the opportunity to comment on the parks and amenities concepts. A total of 173 open responses were received for this question. While some of the responses were localized comments related to specific parks, a deeper analysis of the responses revealed the following key themes.

#### Primary Theme:

The following theme was mentioned the most often in participant responses.

#### Increased density requires more park space

The comments expressed a strong interest in expanding park space in Oakdale, particularly in higher growth land use scenarios where the increased densities should be supported by greater amounts of park space. Some comments also express the notions that there should be significant public benefits (e.g., parks) in exchange for increased development rights and that residents living in higher density housing forms have a greater need for green spaces.

#### Secondary Theme:

The following theme was brought up in participant responses but less frequently.

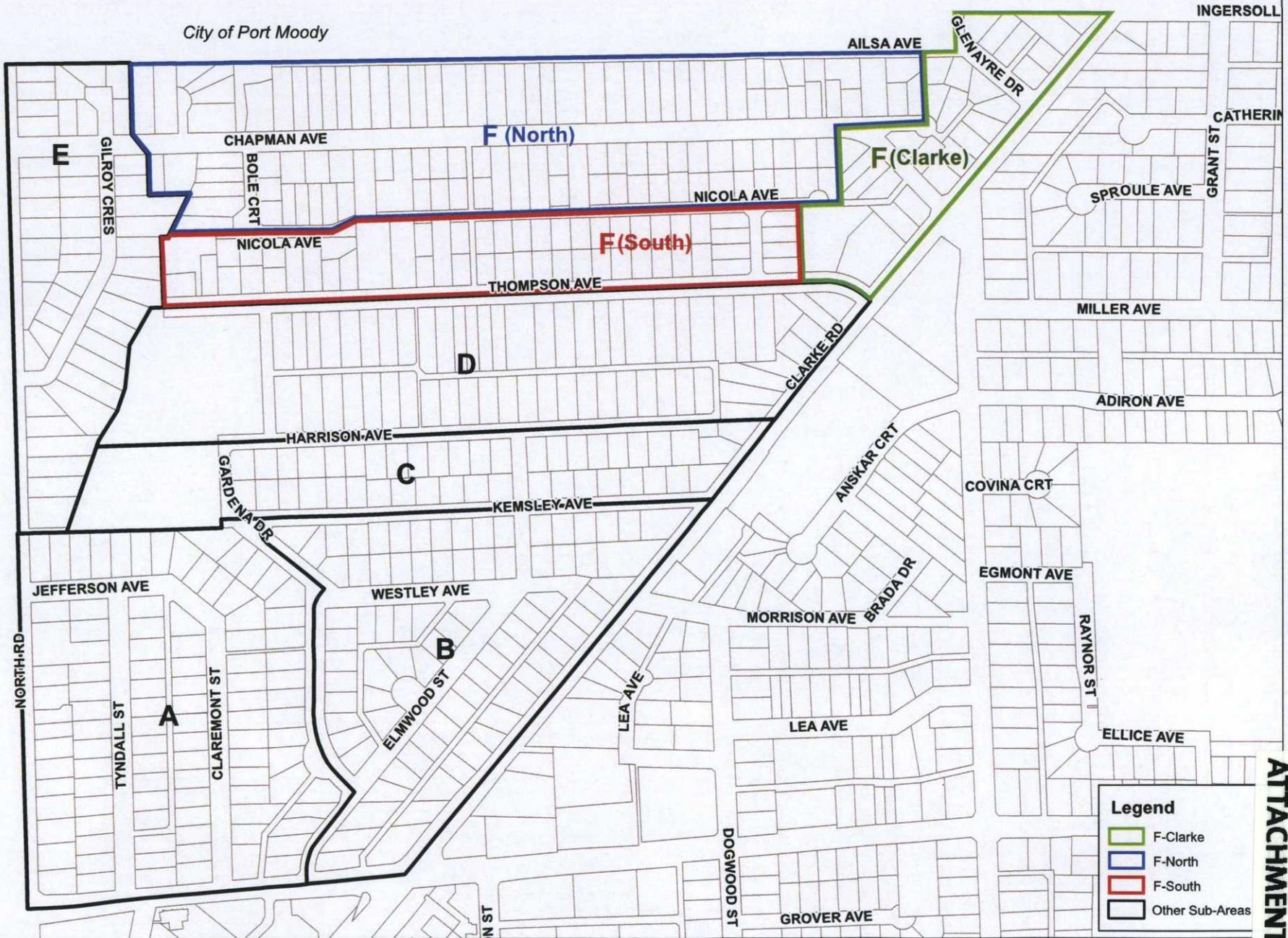
#### Recreational Amenities

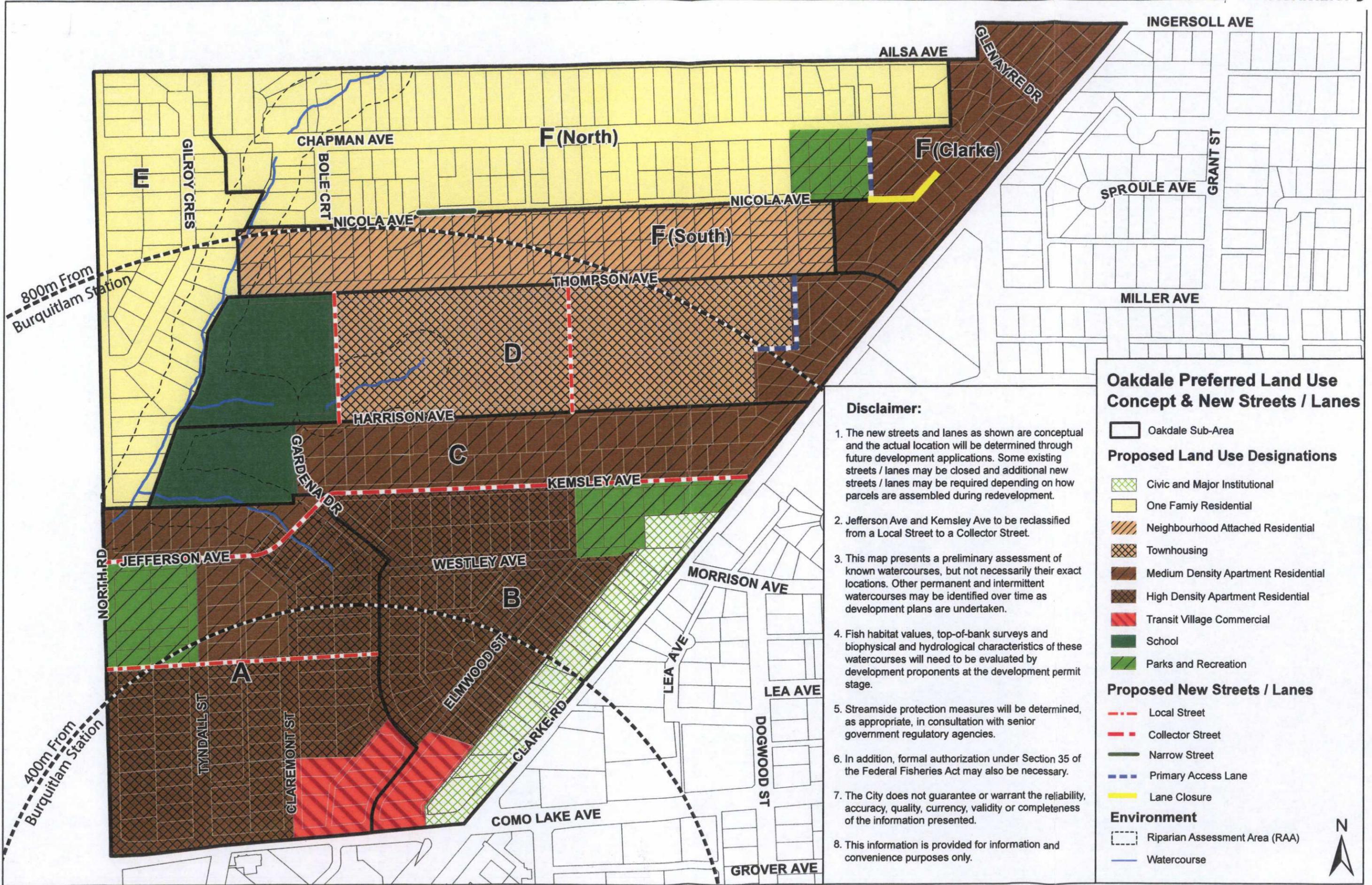
Respondents expressed the need for more recreational amenities for the neighbourhood, such as a community centre, pool and sports fields.



City of Port Moody

City of Burnaby





## ATTACHMENT 6

### OAKDALE LAND USE DESIGNATION UPDATE – PETITIONS FOR LAND USE CHANGE

Between July and October 2019, staff has received five petitions from groups of property owners advocating for or against a specific land use change in their area.

These requests have been evaluated and incorporated into the proposed plan where they are found to be technically feasible, support the plan goals, objectives and policies, fit with previous public feedback themes, support an improved transition between land uses, and fit with the neighbourhood context.

#### **REQUESTS FULLY INCORPORATED INTO PLAN**

The following land use change requests have been fully incorporated into the preferred land use concept in Attachment 5:

1. **Various properties in Sub-Area A, B and C: Elmwood, Gardena, Harrison, Kemsley and Westley** – (32 signatures from 2 petition letters – 1 from Sub-Area A, 24 from Sub-Area B and 7 from Sub-Area C). Request for Option 3 for Sub-Areas B and C is supported by feedback from the public consultation survey and supports plan goals, objectives and policies.
2. **500 block of Jefferson Avenue** – (7 signatures). Request for Option 3 for Sub-Area A is supported by feedback from the public consultation survey and supports plan goals, objectives and policies.

#### **REQUESTS PARTIALLY INCORPORATED INTO PLAN**

The following land use change request has been partially incorporated into the proposed Plan:

1. **563-624 Thompson Avenue, 586-590 Bole Court and 594-600 Nicola Avenue** – (29 signatures – 14 south of Thompson Ave. and 15 north of Thompson Ave.). This request is for *Townhousing* designation for the subject properties.
  - a. For the properties south of Thompson Avenue, *Townhousing* is consistent with the proposed land use designations in Option 3 and is supported by feedback from the public consultation survey.
  - b. However, for the properties north of Thompson Avenue, the requested *Townhousing* land use designation exceeds the *Neighbourhood Attached Residential* land use shown in Option 3. Staff recommends *Neighbourhood Attached Residential* land use for these properties as this would provide a more appropriate transition between *Townhousing* (south of Thompson Avenue) and *One Family Residential* (north of Nicola Avenue), as well as support a wider range of housing options in the Oakdale neighbourhood.

## **REQUESTS NOT INCORPORATED INTO PLAN**

The following land use change requests have not been incorporated into the proposed plan as they do not support the plan goals, objectives, and policies; fit with previous public feedback themes; fit with the neighbourhood context; and/or are not technically feasible:

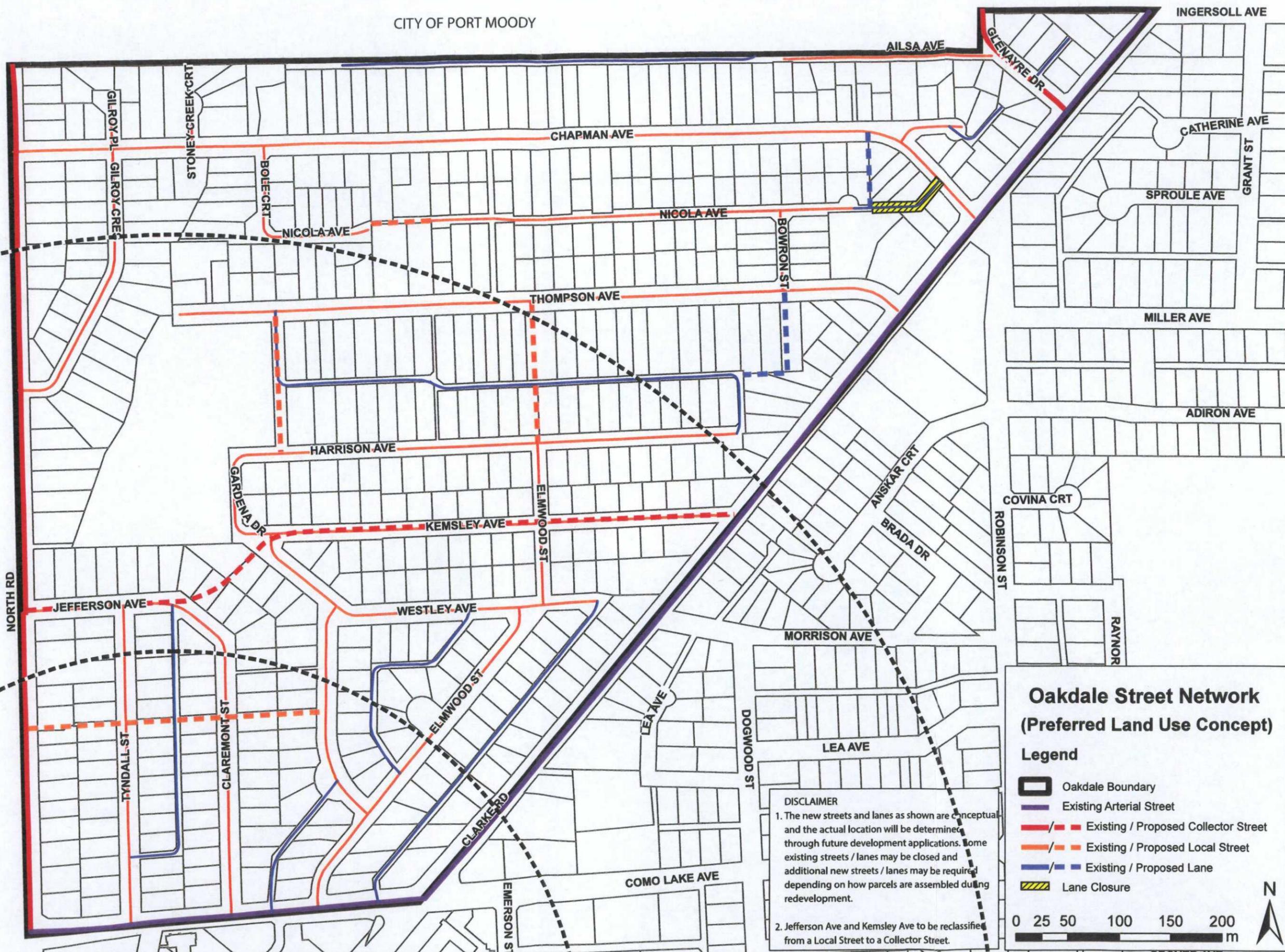
1. **789-799 Clarke Road** – (Letter from Brook Pooni representing owners). This request is for a land use designation that permits an FAR of 2.5 with an additional 1.0 FAR justified by providing community amenities (in cash or in kind) that are desired by the neighbourhood and the City. After weighing this request against the policy for appropriate transitions to adjacent areas of lower density and the gateway designation of this site in the Burquitlam-Lougheed Neighbourhood Plan, staff recommends that the *Medium Density Apartment Residential* land use (which allows for a maximum FAR of 2.4) would be appropriate for these properties as reflected in the preferred land use concept.
2. **638-638 Thompson Ave & 647-655 Harrison Avenue** – (5 signatures). The first request is for a *Medium Density Apartment Residential* land use designation for the subject properties, similar to the properties immediately to the east. Staff recommends the *Townhousing* land use designation as reflected in Option 3 for these properties as this would allow for the proposed primary access lane extension to be aligned with Bowron Street to the north for traffic safety reasons. A second request is for the entire north side of Harrison Avenue to match the Option 3's *Medium Density Apartment Residential* land use designation on the south side of Harrison Avenue. Staff recommends the *Townhousing* land use designation for the north side of Harrison Avenue will provide a more appropriate land use transition between the higher density southern areas and the low density northern parts of Oakdale.

CITY OF PORT MOODY

CITY OF BURNABY

800m From  
Burquitlam Station

400m From  
Burquitlam Station

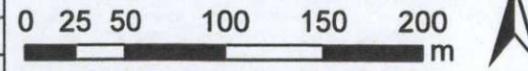


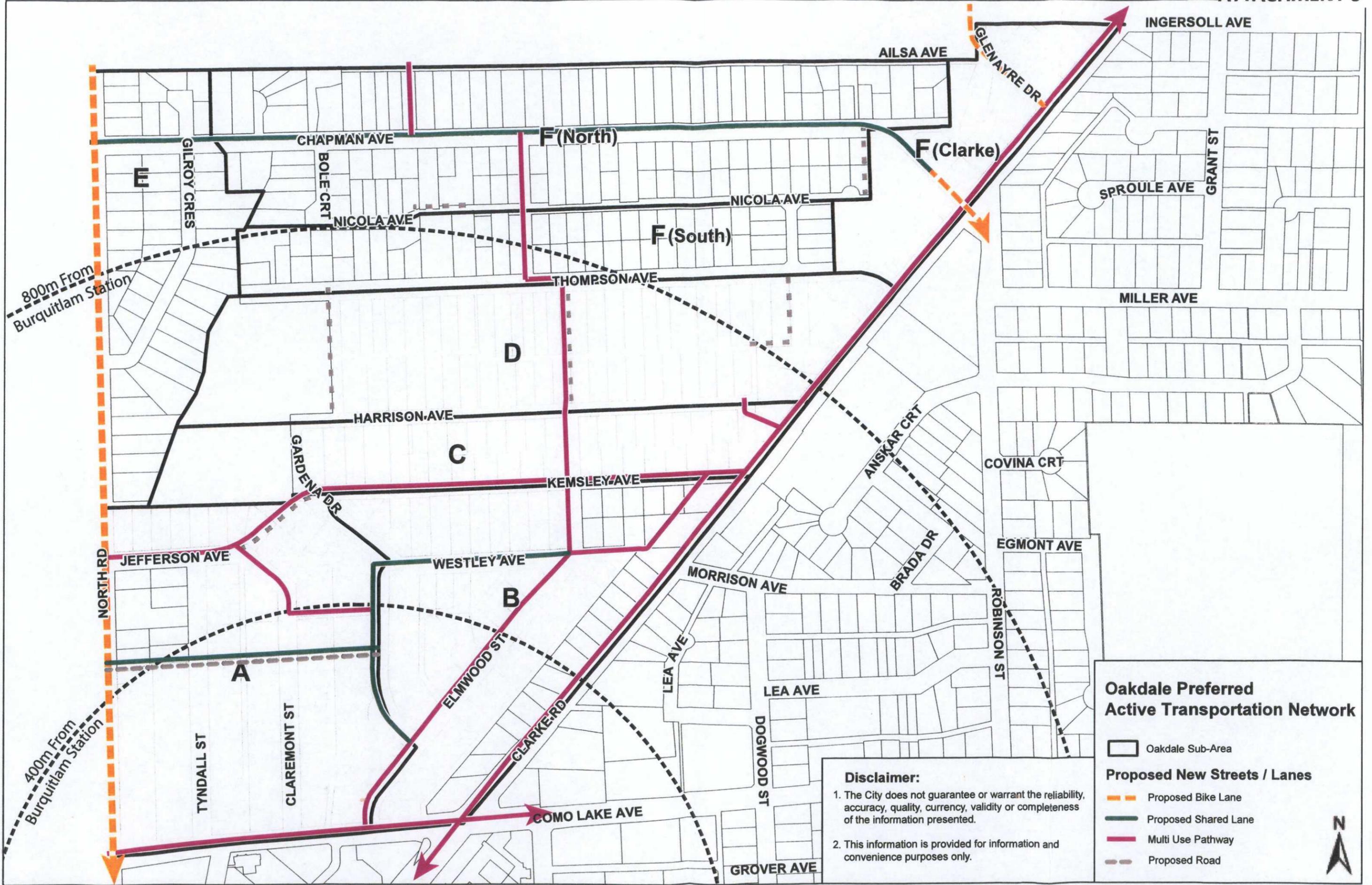
**Oakdale Street Network  
(Preferred Land Use Concept)**

**Legend**

- Oakdale Boundary
- Existing Arterial Street
- Existing / Proposed Collector Street
- Existing / Proposed Local Street
- Existing / Proposed Lane
- Lane Closure

**DISCLAIMER**  
 1. The new streets and lanes as shown are conceptual and the actual location will be determined through future development applications. Some existing streets / lanes may be closed and additional new streets / lanes may be required depending on how parcels are assembled during redevelopment.  
 2. Jefferson Ave and Kemsley Ave to be reclassified from a Local Street to a Collector Street.





**Oakdale Preferred Active Transportation Network**

-  Oakdale Sub-Area
- Proposed New Streets / Lanes**
-  Proposed Bike Lane
-  Proposed Shared Lane
-  Multi Use Pathway
-  Proposed Road

**Disclaimer:**

1. The City does not guarantee or warrant the reliability, accuracy, quality, currency, validity or completeness of the information presented.
2. This information is provided for information and convenience purposes only.



City of Coquitlam

# Oakdale Land Use Designation Update Phase 2 Consultation Summary & Preferred Land Use Concept

November 18, 2019

For Council-in-Committee

Document # 3504569

1

## Timeline



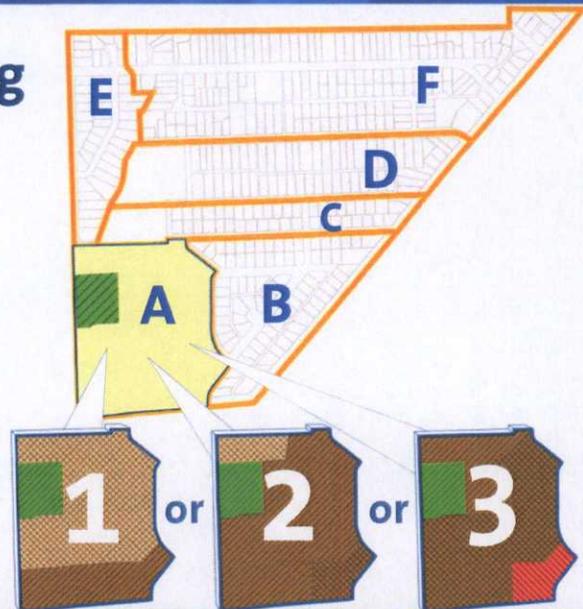
## Phase 2 Public Consultation

- Mailouts to Oakdale residents & non-resident owners
- Oakdale Neighbourhood Association meeting
- 300 Community Information Session attendees
- Over 1,000 survey participants (online, Viewpoint & paper)

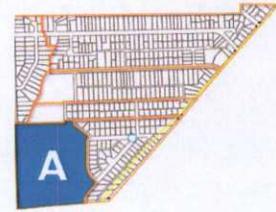


## Sub-Area Based Planning

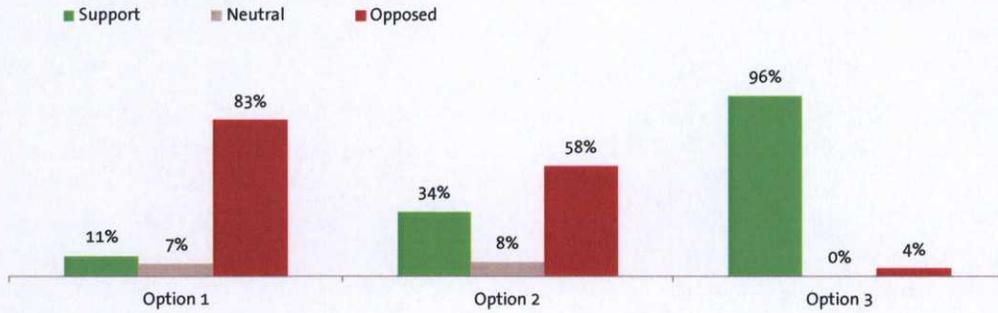
- 6 sub-areas – each with up to 3 options
- Varied feedback from different sub-areas
  - Independent evaluation of each sub-area on potential land use changes
  - Focus where growth is best located



# Sub-Area A



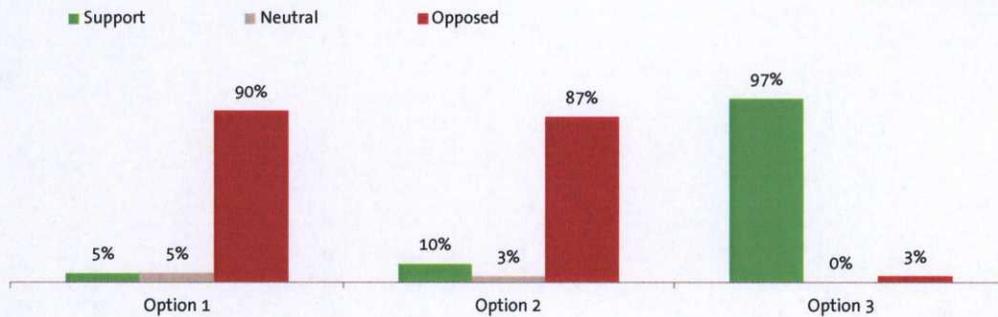
**Sub-Area A Respondents' Opinions of Sub-Area A Options**  
 % of respondents from Sub-Area A (120)



# Sub-Area B



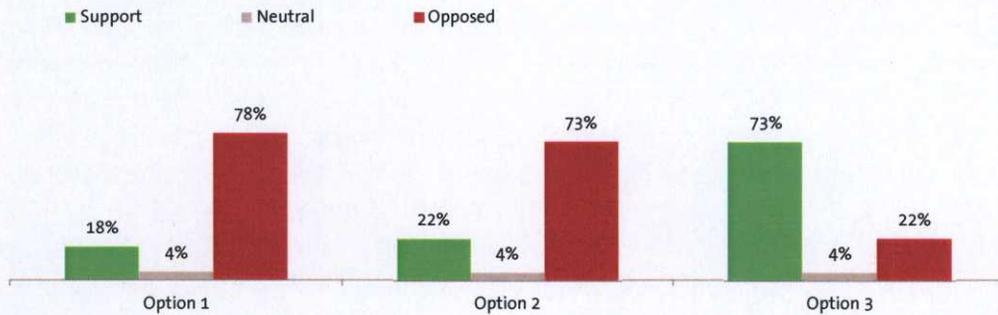
**Sub-Area B Respondents' Opinions of Sub-Area B Options**  
 % of respondents from Sub-Area B (123)



# Sub-Area C



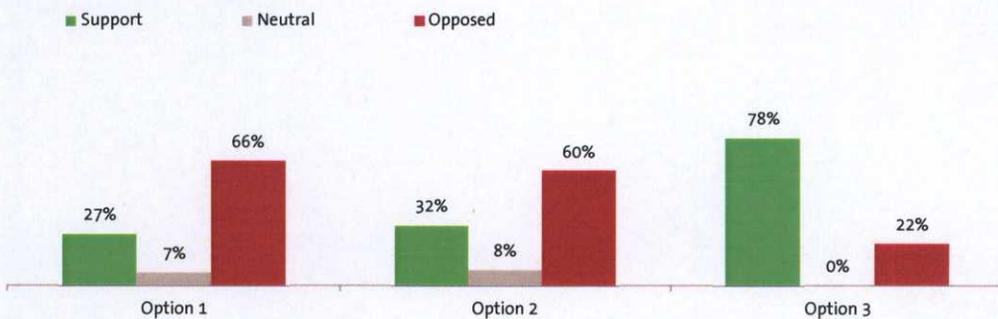
**Sub-Area C Respondents' Opinions of Sub-Area C Options**  
 % of respondents from Sub-Area C (45)



# Sub-Area D



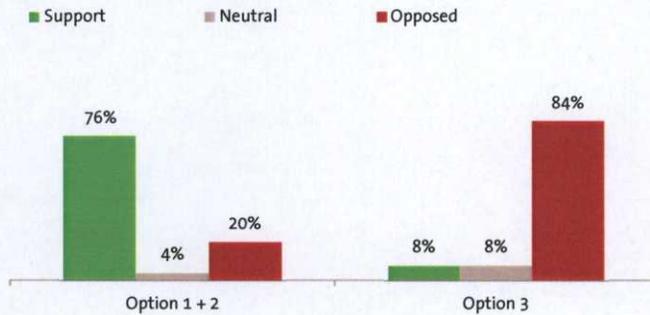
**Sub-Area D Respondents' Opinions of Sub-Area D Options**  
 % of respondents from Sub-Area D (73)



# Sub-Area E



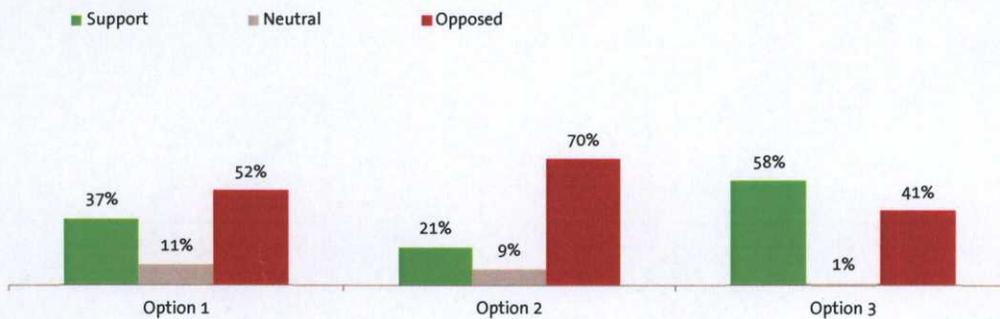
**Sub-Area E Respondents' Opinions of Sub-Area E Options**  
 % of respondents from Sub-Area E (25)



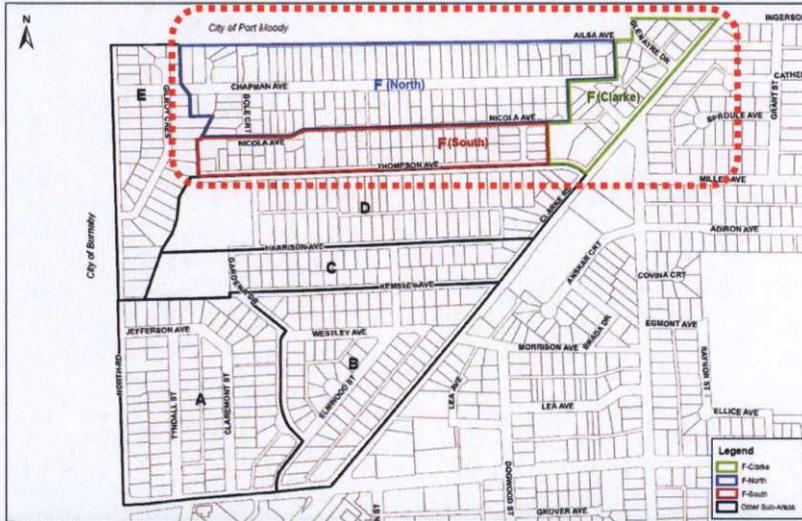
# Sub-Area F



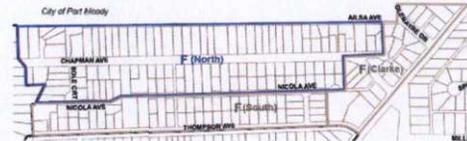
**Sub-Area F Respondents' Opinions of Sub-Area F Options**  
 % of respondents from Sub-Area F (90)



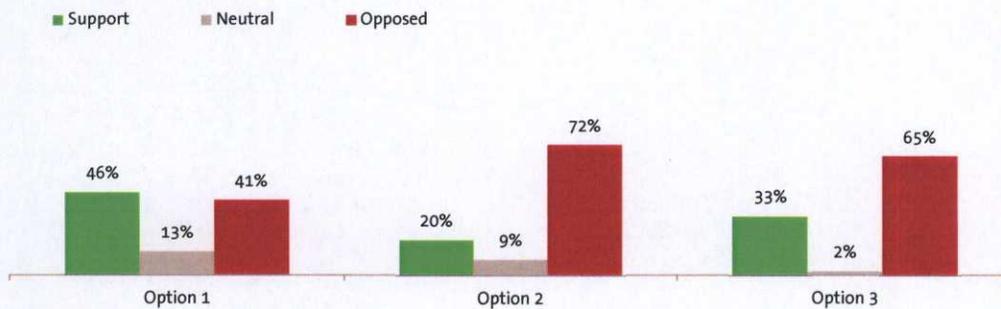
# Sub-Area F further categorized into 3 sub-regions



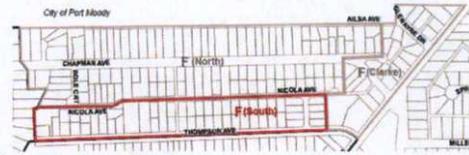
## Sub-Region F(North)



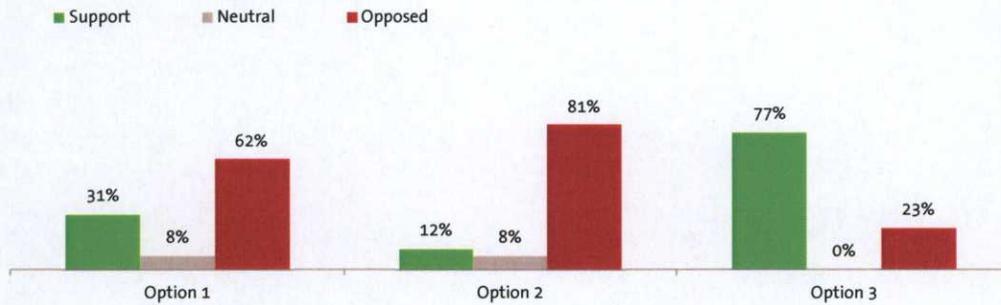
**Sub-Region F(North) Respondents' Opinions of Sub-Area F Options**  
 % of respondents from Sub-Region F(North) (46)



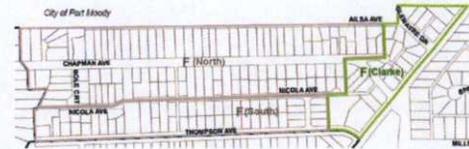
## Sub-Region F(South)



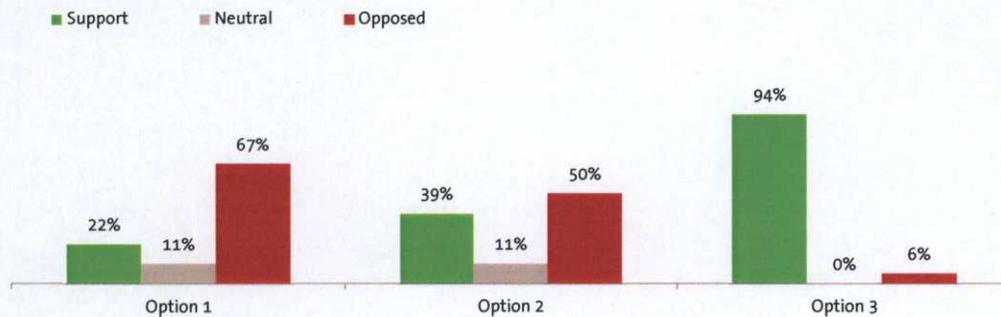
**Sub-Region F(South) Respondents' Opinions of Sub-Area F Options**  
 % of respondents from Sub-Region F(South) (26)



## Sub-Region F(Clarke)



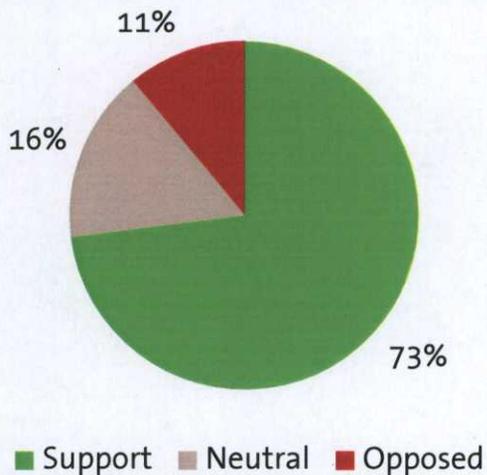
**Sub-Region F(Clarke) Respondents' Opinions of Sub-Area F Options**  
 % of respondents from Sub-Region F(Clarke) (18)



## Top Feedback Themes on Draft Land Use Options

1. Support for higher density
2. SkyTrain proximity benefits
3. Opposition to density
4. Housing affordability benefits
5. Parks and green spaces
6. Traffic and noise concerns

## Transportation Feedback

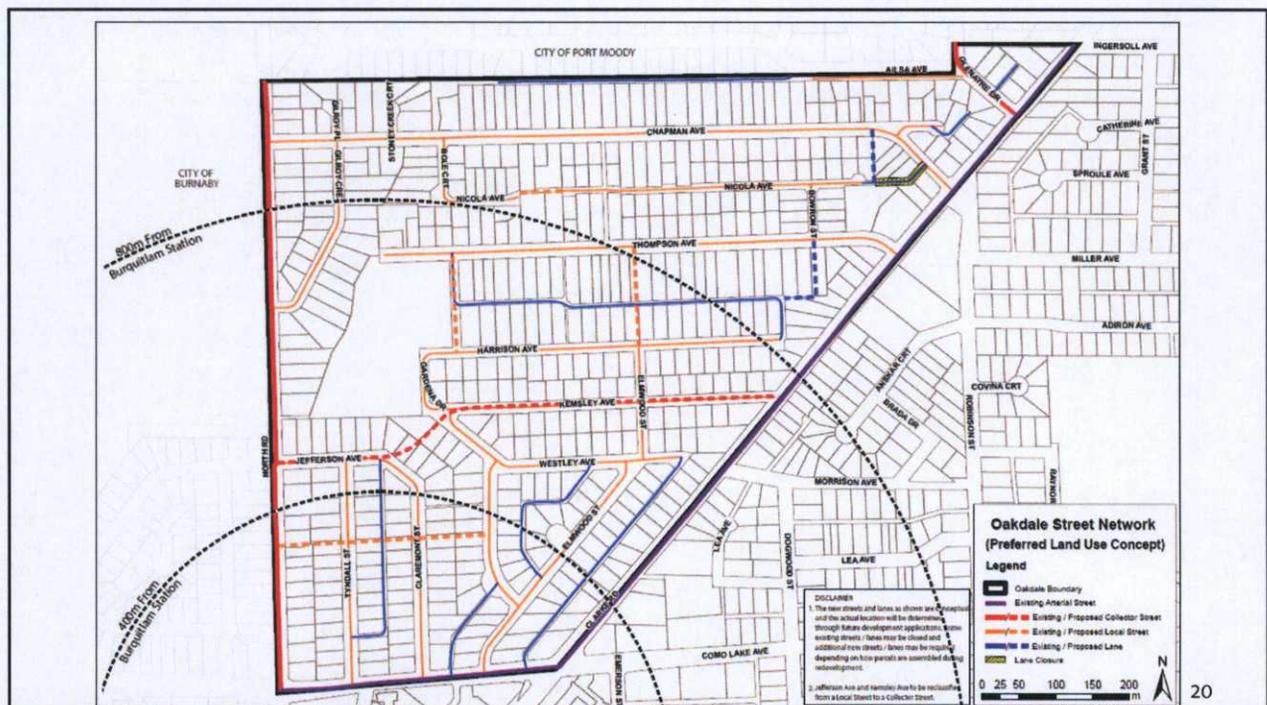
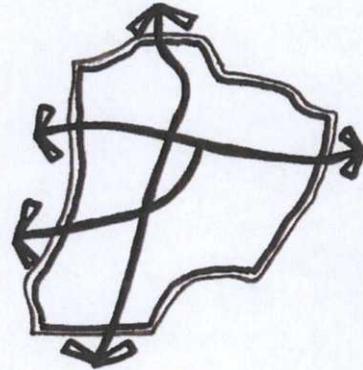


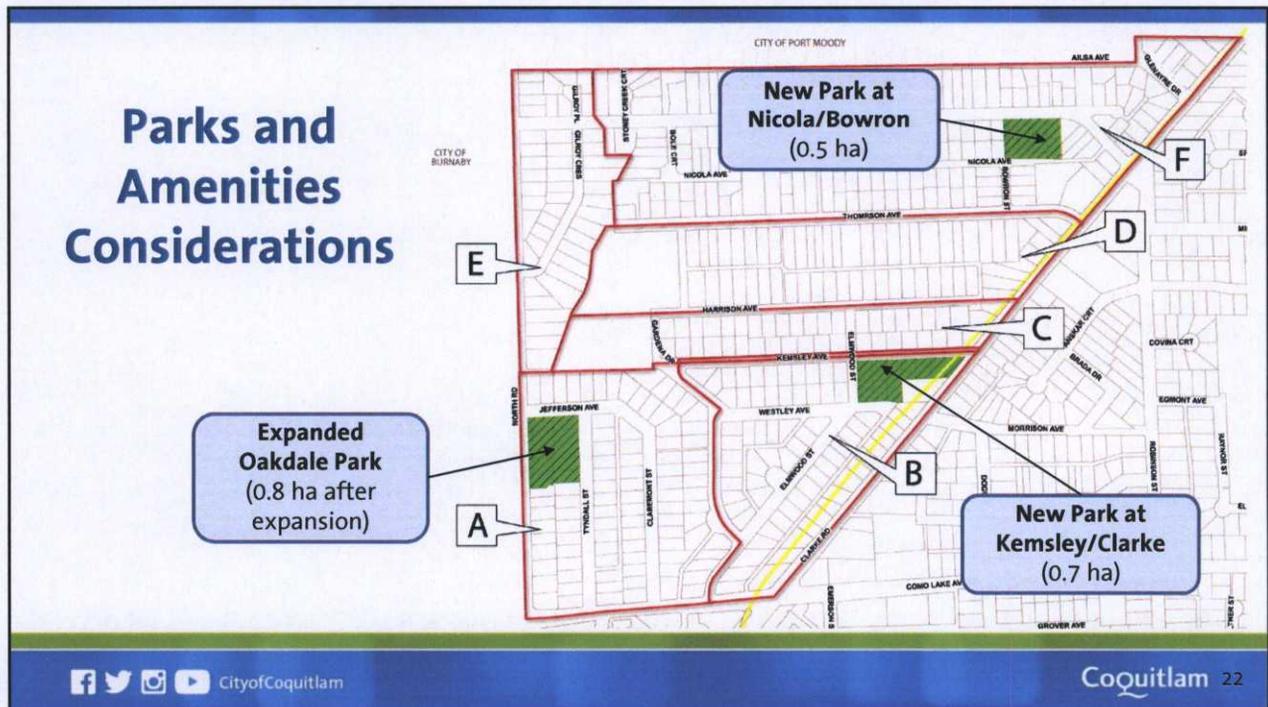
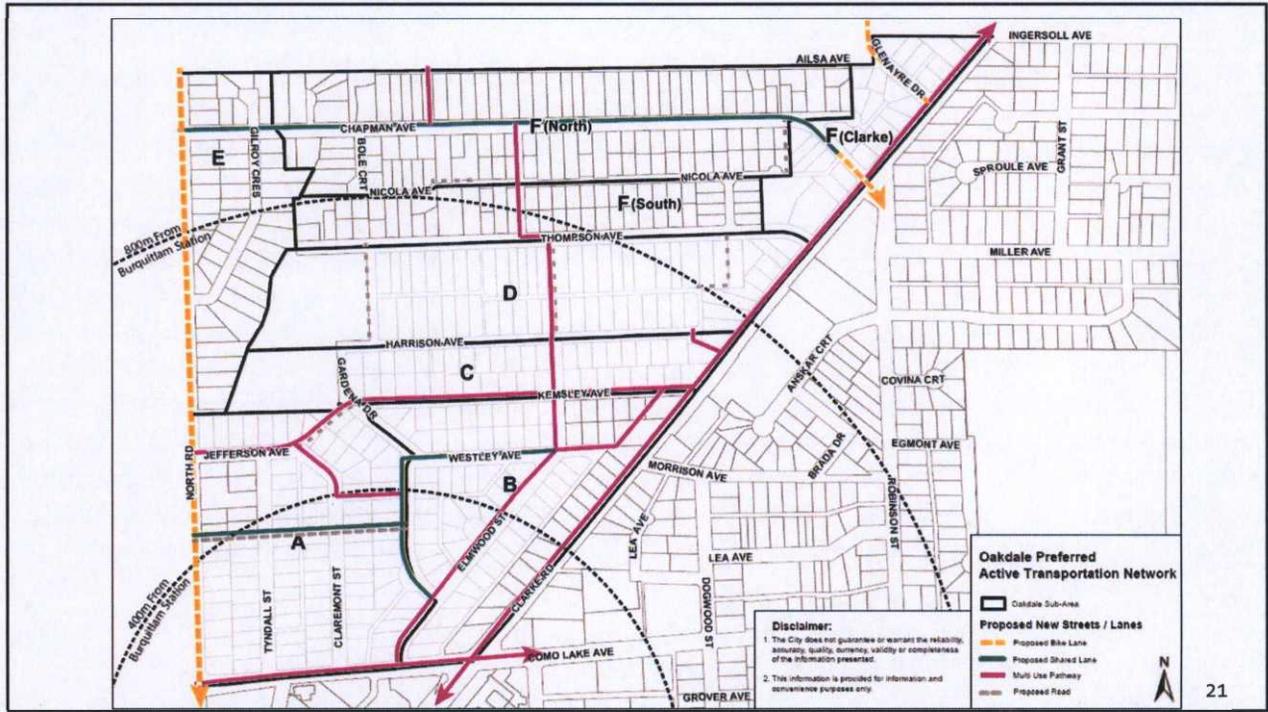
- Supportive of transportation concepts
- Desire for improving
  - walking / cycling infrastructure
  - overall connectivity
- Concerns about
  - higher vehicle volumes / speeds
  - traffic safety



## Transportation Considerations

- Improve safety, accessibility and mode choice
- Enhancing street network connectivity through new streets / lanes
  - More route options for all modes
  - Supports development growth
  - Implemented through redevelopment





## Oakdale Parkland Interim Contribution Policy

- Brought forward through update of BLNP Servicing Assessment
- New residential developments to provide parkland contributions through rezoning process
- Intended to be in effect until completion of next DCC Program review
- New capital reserve fund



## Next Steps

- Update Burquitlam-Lougheed Neighbourhood Plan (OCP amendment bylaw)
- Public hearing
- Update BLNP Servicing Assessment

