



Item 1 Partington Creek Neighbourhood Centre

The intent of **Bylaw No. 4742, 2017** is to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* to support the implementation of the Partington Creek Neighbourhood Centre Master Plan (PCNC Master Plan) and make corresponding amendments to the *Citywide Official Community Plan's* Northeast Coquitlam Area Plan, the Partington Creek Neighbourhood Plan and the Citywide Urban Design and Development Permit Area Guidelines.

The PCNC Master Plan is comprised of the Partington Creek Neighbourhood Centre Concept Plan, Partington Creek Neighbourhood Centre Streetscape Guidelines and Partington Creek Neighbourhood Centre Development Guidelines.

If approved, Bylaw No. 4742, 2017 would:

- Adjust the boundary of the “Neighbourhood Centre” land use designation in the Partington Creek Neighbourhood Plan;
- Adopt policies to guide development within the Partington Creek Neighbourhood Centre; and
- Establish Development Permit Guidelines to guide the form and character of future development within the Partington Creek Neighbourhood Centre.

If Bylaw No. 4742, 2017 is approved, it would facilitate the Partington Creek Neighbourhood Centre Master Plan and support the development of a pedestrian-oriented mixed use neighbourhood centre in the Partington Creek Neighbourhood Centre.

Item 1

May 23, 2017

Our file: 15116780 OC/1

Doc #: 2563200.v9

To: City Manager
From: Director of Development Services

Subject: **Proposed Citywide Official Community Plan Amendment Bylaw No. 4742, 2017 (15 116780 OC) to support the implementation of the Partington Creek Neighbourhood Centre Master Plan**

For: **Council**

Recommendation:

That Council:

1. give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 4742, 2017*;
2. in accordance with the *Local Government Act*, consider Bylaw No. 4742, 2017 in conjunction with the *City of Coquitlam 2017 Five-Year Financial Plan Bylaw No. 4706, 2016* and the *Regional Solid Waste Management Plan*; and
3. refer *Bylaw No. 4742, 2017* to Public Hearing.

Report Purpose:

This report presents for Council's consideration a Citywide Official Community Plan (CWOCP) amendment to:

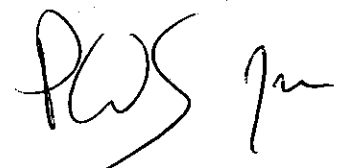
- adjust the boundary of the "Neighbourhood Centre" land use designation in the Partington Creek Neighbourhood Plan (PCNP);
- adopt policies to guide development within the Partington Creek Neighbourhood Centre (PCNC); and
- establish Development Permit Guidelines to guide the form and character of future development within the PCNC.

Strategic Goal:

Development of the PCNC supports the City's strategic goals of strengthening neighborhoods, expanding local jobs, and enhancing sustainability of City services and infrastructure.

Executive Summary:

One of the implementation tasks of the PCNP was the requirement to complete a master plan for the PCNC to establish a mixed used neighbourhood node serving Northeast Coquitlam. As the primary landowner and developer of the PCNC, the City, under the guidance of the Strategic Initiatives Department, initiated the Partington Creek Neighbourhood Centre Master Plan (herein 'Master Plan') process in spring 2014 with a multi-disciplinary consultant team, along with an inter-department City staff working group. Public consultation on the Master Plan was completed at different stages of the process with feedback being generally supportive.



Executive Summary: cont'd/

The Master Plan is composed of three components: the Partington Creek Neighbourhood Centre Concept Plan, the PCNC Streetscape Guidelines, and PCNC Development Permit guidelines. Collectively these documents identify the location, range of land uses, and densities within the PCNC and the form and character of the development. A CWOCP amendment is required to implement the Master Plan. The proposed amendment will adjust the size of the PCNC and incorporate land use and design policy direction emerging from the three-year Master Plan process.

Background:

Partington Creek Neighbourhood Centre - Concept History & Location

The need for a pedestrian-oriented neighbourhood centre servicing Northeast Coquitlam was originally identified under the Northeast Coquitlam Area Plan (NECAP), adopted by Council in 1992. The PCNP, adopted in 2013, reinforced this concept and identified a general area for a comprehensively planned mixed-use village.

One of the implementation strategies of the PCNP was the requirement to complete a master development plan and amend the PCNP to incorporate land use and design policies to support establishing a mixed-use neighbourhood. This process included refining the location of the master plan. As the primary land owner in the PCNC, the City was responsible for completing this master plan.

Located east of Burke Mountain Creek and south of the proposed extension of David Avenue, the existing and proposed neighbourhood centre boundaries are shown on Attachment 1. Existing CWOCP land uses designations are shown on Attachment 2.

PCNC Master Plan and Process

Since spring 2014, Strategic Initiatives Department staff members have been leading a multi-disciplinary consultant team and an inter-department City staff working group to complete the Master Plan and determine the most appropriate location for a compact, walkable neighbourhood centre. Opportunities to inform and consult with the public were included in this process (discussed below).

The PCNC planning process resulted in the completion of the following, which together constitute the Master Plan:

- ***Part 1 - Partington Creek Neighbourhood Centre Concept Plan*** - which provides site design principles, a site development concept plan and land uses that will guide future development within the PCNC (Attachment 3a).
- ***Part 2 - Partington Creek Neighbourhood Centre Streetscape Guidelines*** – which identify, at a high-level, the street elements, components and dimensions for all streets, including lanes and mews, within and bounding the PCNC (Attachment 3b).

Background: cont'd/

PCNC Master Plan and Process cont'd/

- **Part 3 - Partington Creek Neighbourhood Centre Development Guidelines** – which provides the overall design vision, objectives and guidelines for the form and character of commercial and multi-family residential development in the PCNC (included as 'Schedule P' to Bylaw No.4742, 2017; Attachment 7).

The implementation of the Master Plan requires amendments to three sections of the CWOCP (Bylaw No.4742, 2017): the Northeast Coquitlam Area Plan, the Partington Creek Neighbourhood Plan, and the Citywide Urban Design and Development Permit Area guidelines. Staff also recommends that Council adopt Part 1 and Part 2 of the Master Plan by resolution.

Discussion/Analysis:

Master Plan Vision and Principles

The Master Plan outlines a vision for the PCNC:

"To create an integrated community that achieves and maintains a vibrant and exciting social gathering place over time, which is compact, diverse and walkable given the slope constraints, which will act as the economic hub for Northeast Coquitlam".

This vision is based around ten principles: 'Social Heart', 'Walkable and Cycle Friendly', 'Well Connected', 'Pedestrian Scale of Interest', 'Active Programming', 'Authentic Sense of Place', 'Design for the Hillside', 'Local Servicing Mix of Uses', 'Revealing Sustainability', and 'Delight, Innovation and Comfort'.

Location Rationale

While the 2013 PCNP identified a general location for the PCNC, the intent of the Master Plan process was to refine this location which resulted in the proposed 15.8-hectare (39-acre) site located in central Partington Creek (Attachment 1). The proposed adjacent land uses are primarily Townhousing and Parks and Recreation (Attachment 4).

Several factors determined the proposed size and location of the PCNC notably:

- site topography, in particular identifying a relatively flat, walkable "Main Street" (Princeton Avenue) for the commercial core of the PCNC;
- further road design and analysis for Burke Village Promenade, Princeton Avenue and Mitchell Street to establish more functional roadway alignments;
- anticipated demand and viability of the proposed commercial uses, and the higher residential density required to support these uses; and
- open space opportunities.

The adjacent lands are predominantly undeveloped. However there has been some recent residential expansion activity to the west.

Discussion/Analysis: cont'd/

Northeast Coquitlam Area Plan & Partington Creek Neighbourhood Plan Updates

As part of the proposed bylaw changes, the Northeast Coquitlam Area Plan and Partington Creek Neighbourhood Plan will be updated to reflect the Master Plan vision and proposed land use and design policy direction. Specific changes to CWOCP land use designations are illustrated on Attachment 5. These include:

- reducing the overall size of the Neighbourhood Centre and adjusting the northeast portion to reflect the new, functional alignment for Burke Village Promenade;
- designating areas no longer identified as “Neighbourhood Centre” as “Townhousing”; and
- adding a “Parks and Recreation” land use designation for the proposed neighbourhood park.

Table 1 compares the revised land use statistics for the existing and proposed Partington Creek Neighbourhood Plan.

Table 1 - Land Use Area Calculations

Land Uses	Existing			Proposed		
	Area (Ha)	Area (ac)	%	Area (Ha)	Area (ac)	%
Neighbourhood Centre	27.6	68.2	11%	14.5	35.6	6%
Townhousing Residential	87.6	216.5	36%	96.2	237.7	40%
Compact Low Density Residential	55.2	136.4	23%	52.4	129.5	22%
Baycrest Low Density Residential	8.1	20.1	3%	8.1	20.0	3%
Suburban Residential	12	29.7	5%	12.0	29.6	5%
Parks and Recreation	18.9	46.7	8%	20.3	50.2	8%
School	-	-	-	6.0	14.8	2%
Environmentally Sensitive Areas	29.1	71.9	12%	29.1	71.9	12%
Open Space	2.0	5.0	1	2.0	5.0	1%
TOTAL:	240.8	594.5	100%	240.6	594.3	100%

The proposed amendment also includes a land use concept for the PCNC with corresponding zones identified (Attachment 7, Bylaw No.4742, 2017 – Schedules M and N). Significant policy components guiding civic and private sector development include:

- planning for up to 2,000 residential units in apartments and townhouses and up to 11,150 m² (120,000 ft²) of commercial space to be developed over time as demand warrants;
- creating a civic hub with a major recreation complex, a community centre, and an approximately 2,900 m² public plaza;
- developing a comprehensive open space network based around a Green Spine and 14,000 m² (3.6 acre) park;

Discussion/Analysis: cont'd/

Northeast Coquitlam Area Plan & PCNP Updates cont'd/

- focusing commercial and civic development around a “Main Street” (Princeton Avenue);
- incorporating public art into gateways and nodes;
- exploring opportunities to advance a grocery store in the centre; and
- providing for an integrated pedestrian and bicycle network which builds on the proposed open space and civic network.

Urban Design and Development Permit Guidelines

The proposed bylaw changes also will amend the CWOCP Urban Design and Development Permit Guidelines. These guidelines provide the overall design, vision, objectives and guidelines for the form and character of commercial, mixed-use and multi-family residential development in the PCNC.

The design intent for the PCNC is to create an authentic, cohesive and memorable village rooted in its setting on Burke Mountain, based on:

- best practices and CWOCP guidelines;
- climate – high precipitation and low light levels;
- topography – building with the slope; and
- the forest landscape.

The proposed guidelines are included as ‘Schedule P’ to Bylaw No.4742, 2017 (Attachment 7).

Associated Council Resolution – Concept Plan & Streetscape Guidelines

Should Council give fourth and final reading to CWOCP Amendment Bylaw No.4742, 2017, Staff recommends they also adopt the PCNC Concept Plan (Attachment 3a) and PCNC Streetscape Guidelines by resolution (Attachment 3b).

Adoption of the Concept Plan demonstrates Council’s commitment to the Concept Plan vision and principles and provides an additional resource for staff to guide future private and civic investment in the PCNC.

The Streetscape Guidelines outline the high-level street elements and dimensions for all streets within and bounding the PCNC. As with other neighbourhood plans, adoption of the streetscape guidelines by Council resolution is the preferred mechanism for these standards (opposed to formal inclusion in the CWOCP). This approach maintains a balance between gaining Council support for the guidelines while not adding an inappropriate level of implementation detail to the CWOCP.

Public Consultation:

Public Consultation Opportunities

Public consultation opportunities were provided at different stages of the process, with comments being generally supportive of the proposed Master Plan. Opportunities utilized different techniques and included a:

Public Consultation: cont'd/

Feedback Themes (Staff's Response in Italics) cont'd/

- Community Information Session presenting the draft Concept Plan held in September, 2015 (approximately 150 attendees with 40 written responses received);
- project webpage launched in September, 2015 and updated as new information became available; and
- mail-out consultation for residents and businesses within 100-metres of the project site held in March, 2017 to provide opportunity to comment on the proposed Master Plan (4 responses received, Attachment 6).

Feedback Themes (Staff's Response in Italics)

The feedback themes discussed below are based on information collected during the September, 2015 and March, 2017 consultation periods.

Desired PCNC Uses & Areas of Support

1) Types of businesses and services desired in the PCNC

- Feedback showed a wide range of desired options from a grocery store, to a coffee shop to a fitness facility.

The Master Plan accommodates a range of commercial uses, including a dedicated mixed use area for grocery retail, and a mixed use area for a future civic recreational use.

2) Types of events, activities and features desired in Princeton Plaza and along Princeton Avenue.

- A variety of programming and public space options were mentioned for the future central plaza and along the Princeton Avenue 'Main Street'.

The Master Plan provides different types of public spaces and unique streetscapes with the flexibility to accommodate different programming, particularly along the future Princeton Avenue 'Main Street' and along the Central Spine, including Princeton Plaza. These spaces are complemented by the Civic Quadrant which is intended to remain under City of Coquitlam ownership as the site for civic facilities.

3) Aspects of the Master Plan with Higher Levels of Support

The most commonly mentioned Master Plan components that respondents supported included:

- amount of open space;
- walkability;
- central Plaza;
- seating steps;
- amount of parking; and
- views.

"The proposed Master Plan reinforces these components through the different land use and public realm elements and proposed design and streetscape guidelines."

Public Consultation: cont'd/

Feedback Themes (Staff's Response in Italics) cont'd/

Areas of Concern

1) Reduced Size of the PCNC:

The proposed PCNC is smaller than initially identified. More commercial space is required to support the projected population and achieve the critical mass in terms of selection and variety required for retail to be successful.

The 2013 PCNP identified potential areas for the PCNC with the requirement that further work be conducted to identify its final location and land uses / densities. Analysis conducted as part of the Master Plan process by commercial real estate consultants identified that up to 11,150 m² (120,000 ft²) of commercial floor space might be supported in the PCNC based on the projected population growth in Northeast Coquitlam and the proximity of other commercial hubs. This amount of commercial space is accommodated in the Master Plan.

2) Aspects of the Master Plan with Lower Levels of Support:

The most commonly mentioned concerns / unsupported components of the Master Plan were:

- Potential for buildings higher than four storeys;
- Too dense;
- Not enough tree retention / destruction of natural habitat; and
- Not enough parking.

The proposed Master Plan incorporates some flexibility in housing forms to respond to changing market needs over time. The majority of buildings are anticipated to be four to six-storeys tall. Sites immediately adjacent to David Avenue could accommodate buildings up to ten storeys if there is market interest, otherwise these buildings will likely also be four to six-storeys. All environmentally sensitive areas will be protected. There is also strong emphasis on creating green spaces (e.g., the park area south of the central plaza) and in the planting of trees and other greenery along the streets and in other public and private spaces.

Extensive analysis has been undertaken on how to maximize the amount of parking available in the PCNC, especially for the commercial component. The amount of commercial parking that can be provided in the PCNC exceeds the City's zoning bylaw standards and will be a combination of both surface and structured parking (i.e., under buildings).

3) Impact on property value:

Landowners impacted by the adjustment in the PCNC boundary identified a concern about the proposed land use changes.

Staff members have contacted these landowners directly to discuss their concerns and provide them with information.

Next Steps:

Bylaw No. 4742, 2017 (Attachment 7) would incorporate the Master Plan vision, land use, and policy and design direction in the CWCOP by updating relevant sections and schedules. The proposed Bylaw includes updates to the NECAP (Part 3, Section 11.0), the PCNP (Part 3, Section 11.4) and the Urban Design and Development Permit Area guidelines (Part 4).

Should Council give fourth and final reading of Bylaw No.4742, 2017, staff recommends Council also adopt the Concept Plan (Attachment 3a) and Streetscape Guidelines by resolution (Attachment 3b).

Provided these regulatory approvals are authorized, staff will move forward with additional work items associated with implementation of the Master Plan. These include:

- Preparing a development phasing strategy;
- Completing detailed design work for the public realm spaces in the PCNC; and
- Defining a neighbourhood identity and branding approach to create an authentic sense of place and encourage private sector investment.

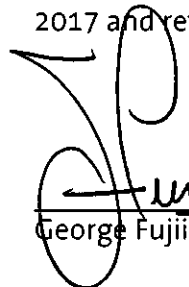
Financial Implications:

There are no immediate financial impacts with this report.

Conclusion:

The proposed CWOCP amendments accomplish a key implementation task in the PCNP to prepare a master development plan for the PCNC. They provide clarity to Northeast Coquitlam residents, business, and potential investors on the location and concept for the PCNC and allow the City to move forward with the next stages of implementation for the PCNC.

Based on this, Staff recommends that Council give first reading to Bylaw No. 4742, 2017 and refer the bylaw to Public Hearing.

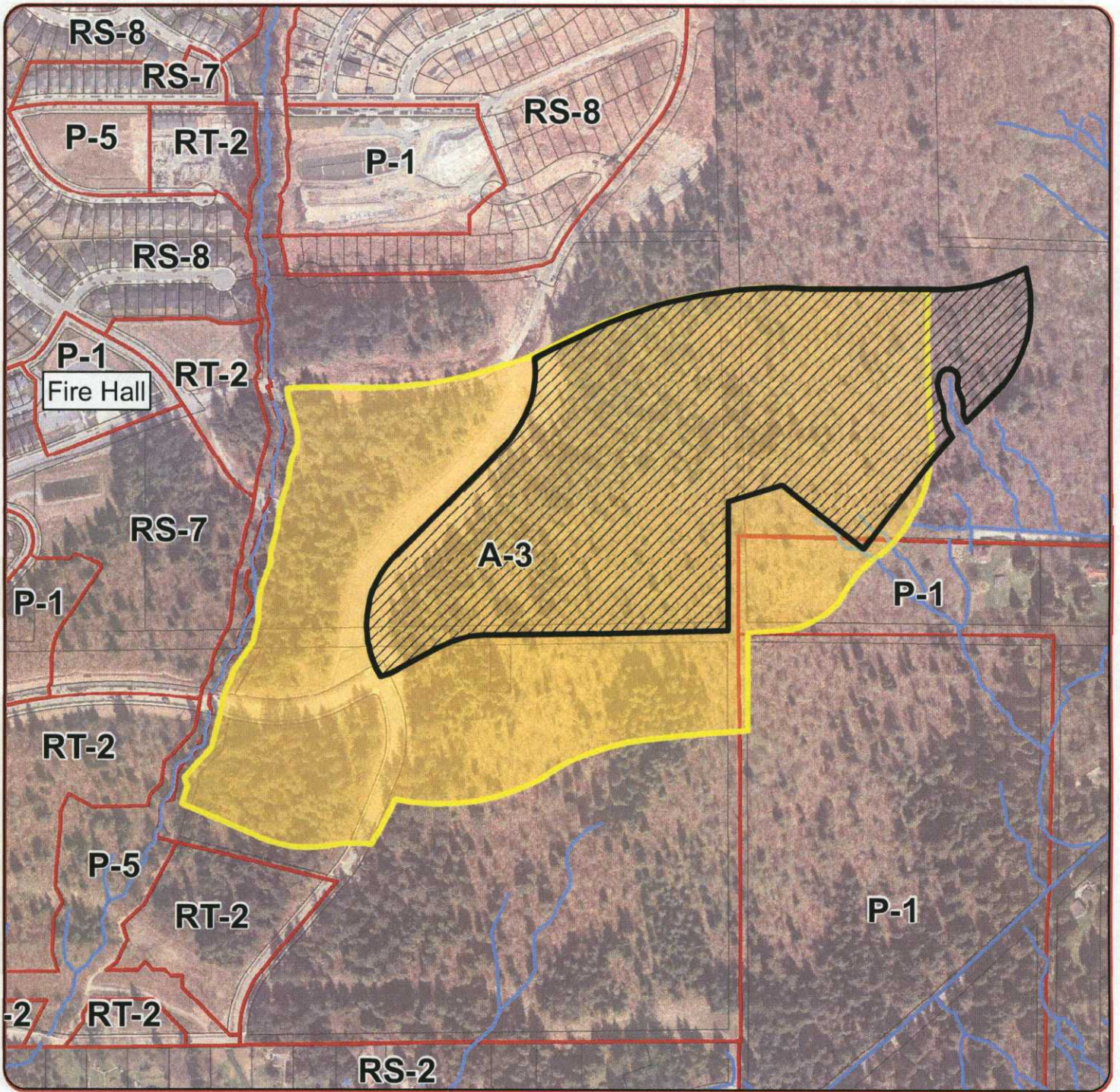


George Fujii, MCIP, RPP
AN/ss

Attachments:




1. Location and Adjacent Zoning (Doc# 2613423)
2. Existing CWOCP Land Use Designations (Doc# 2613423)
3. Partington Creek Neighbourhood Centre Master Plan (Part 1 and Part 2)
- 3a. Partington Creek Neighbourhood Centre Concept Plan (Doc# 2543230)
- 3b. Partington Creek Neighbourhood Centre Streetscape Guidelines (Doc# 2543453)
4. Proposed CWOCP Land Use Designations (Doc# 2613423)
5. Proposed Land Use Designation Changes (Doc# 2613423)
6. LGA s.475 March 2017 Public Consultation – Redacted Responses (Doc# 2613423)
7. CWOCP Amendment Bylaw No.4742, 2017 (Doc #2553320v.2)

This report was prepared by Amber Nicol, Development Planner, with input from Erica Tiffany, Senior Planner – Strategic Initiatives, and reviewed by George Fujii, Director Development Services.



LOCATION AND ADJACENT ZONING



-  Existing Neighbourhood Centre
-  Proposed Neighbourhood Centre
-  Zoning Boundary













Application No.: 15 116780 OC

Map Date: 10/5/2017





EXISTING CWOCP LAND USE DESIGNATIONS

- | | |
|---|---|
|  Small Village Single Family |  School |
|  Large Village Single Family |  Open Space |
|  Conventional Townhomes |  Environmentally Sensitive Area |
|  Townhousing Residential |  Parks and Recreation |
|  Neighbourhood Centre |  1.1 ha (2.7 acres) of Parkland
(to be distributed in Neighbourhood
Centre at time of development) |
|  Civic and Major Institutional |  Street Network |

Application No.: 15 116780 OC
Map Date: 5/10/2017



Partington Creek Neighbourhood Centre Master Plan (March 1, 2017)



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- Part 1: Partington Creek Neighbourhood Centre Concept Plan
- Part 2: Partington Creek Neighbourhood Centre Streetscape Guidelines
- Part 3: Partington Creek Neighbourhood Centre Development Permit Guidelines

For the convenience this report is presented in three parts with each part having a separate role in the future planning, design, and implementation of the Partington Creek Neighbourhood Centre:

- Part 1: **Partington Creek Neighbourhood Centre Concept Plan**
The Concept Plan captures supporting design ideas that have been prepared for the centre as a reference for future planning and design development.
- Part 2: **Partington Creek Neighbourhood Centre Streetscape Guidelines**
General guidelines have been prepared for all streetscapes that will be built concurrently with development and become City streets. Most streets generally conform to City of Coquitlam streetscape standards with the notable exception of Princeton Avenue which is designed as a special High Street and the Central Spine which is a pedestrian and cyclist-only connection.
- Part 3: **Partington Creek Neighbourhood Centre Development Permit Guidelines [bound separately]**
The form and character of development within the Partington Creek Neighbourhood Centre will be a critical element of its success. Commercial and residential development within the neighbourhood centre will require a Development Permit informed by both the Citywide and Partington Creek Neighbourhood Centre-specific Development Permit Guidelines.

The concepts, illustrations, and renderings presented in the Partington Creek Neighbourhood Centre Master Plan are representative examples of how the vision and objectives of the plan can be achieved.

Part 1: Partington Creek Neighbourhood Centre Concept Plan



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Introduction

Introduction

Official Community Plan

The Partington Creek Neighbourhood Plan, adopted as part of the Citywide Official Community Plan in 2013, identified a Neighbourhood Centre for a mix of higher density residential and commercial uses, along with civic, institutional and other uses. The Neighbourhood Plan identified 27.6 hectares (68.2 acres) in the Partington Creek Neighbourhood for the Neighbourhood Centre.

The Partington Creek Neighbourhood Plan also contained several implementation tasks including the preparation of a master development plan for the Partington Creek Neighbourhood Centre lands to further identify the specific location and area for the centre and to amend the Neighbourhood Plan as needed to accommodate land use and design policies to support the establishment of this mixed-use neighbourhood node.

As with the Partington Creek Neighbourhood Plan overall, the master development plan for the Neighbourhood Centre was intended to include some flexibility in permitted uses and densities in order to respond to changing market trends over time as development proceeds. A target for park space in the Neighbourhood Centre was set at 2.7 acres (1.1 hectares).

Planning Intent

In 2014, the City of Coquitlam engaged a team of consultants led by PFS Studio and Ramsay Worden Architects to prepare the Partington Creek Neighbourhood Centre Master Plan in order to create an identity for the Neighbourhood Centre and to establish a framework that will guide civic and private sector development in a sequential, logical, practical, viable and phased manner, in accordance with the economics of the marketplace. The completed Master Plan was to establish the basis for the City of Coquitlam's application to amend the City's Official Community Plan to allow for land development and marketing in a manner that balances the risk and reward to the City.

The City sought a Master Plan that would create a bold new mixed-use neighbourhood which is ecologically sustainable, economically viable, community relevant, and a successful example of how a livable, vibrant community can be created in a mountainside and environmentally sensitive setting.

Planning Documents for Partington Creek Neighbourhood Centre

The Master Plan for Partington Creek Neighbourhood Centre includes four products of which this Concept Plan is one:

Partington Creek Neighbourhood Centre Concept Plan

An advisory report that summarizes the concept and supporting design ideas that have been prepared for the centre as a reference for future planning and design development.

Partington Creek Neighbourhood Centre Development Permit Guidelines

Development within the Partington Creek Neighbourhood Centre will require a Development Permit informed by both Citywide and Partington Creek Neighbourhood Centre-specific Development Permit Guidelines.

Partington Creek Neighbourhood Centre Streetscape Guidelines

General guidelines have been prepared for all streetscapes that will be built concurrently with development and become City streets. Most streets generally conform to City of Coquitlam streetscape standards with the notable exception of Princeton Avenue which is designed as a special High Street and the Central Spine which is a pedestrian and cyclist-only connection.

Partington Creek Official Community Plan Amendment

City staff prepared by-law amendments required to implement the key recommendations of the planning process.

Overview of the Concept

Overview of the Concept

Vision and Objectives

Vision

The City's Vision for the Neighbourhood Centre from the Citywide Official Community Plan:

To create an integrated community that achieves and maintains a vibrant and exciting social gathering place over time, which is compact, diverse and walkable given the slope and watercourse constraints, which will act as the economic hub of Northeast Coquitlam.

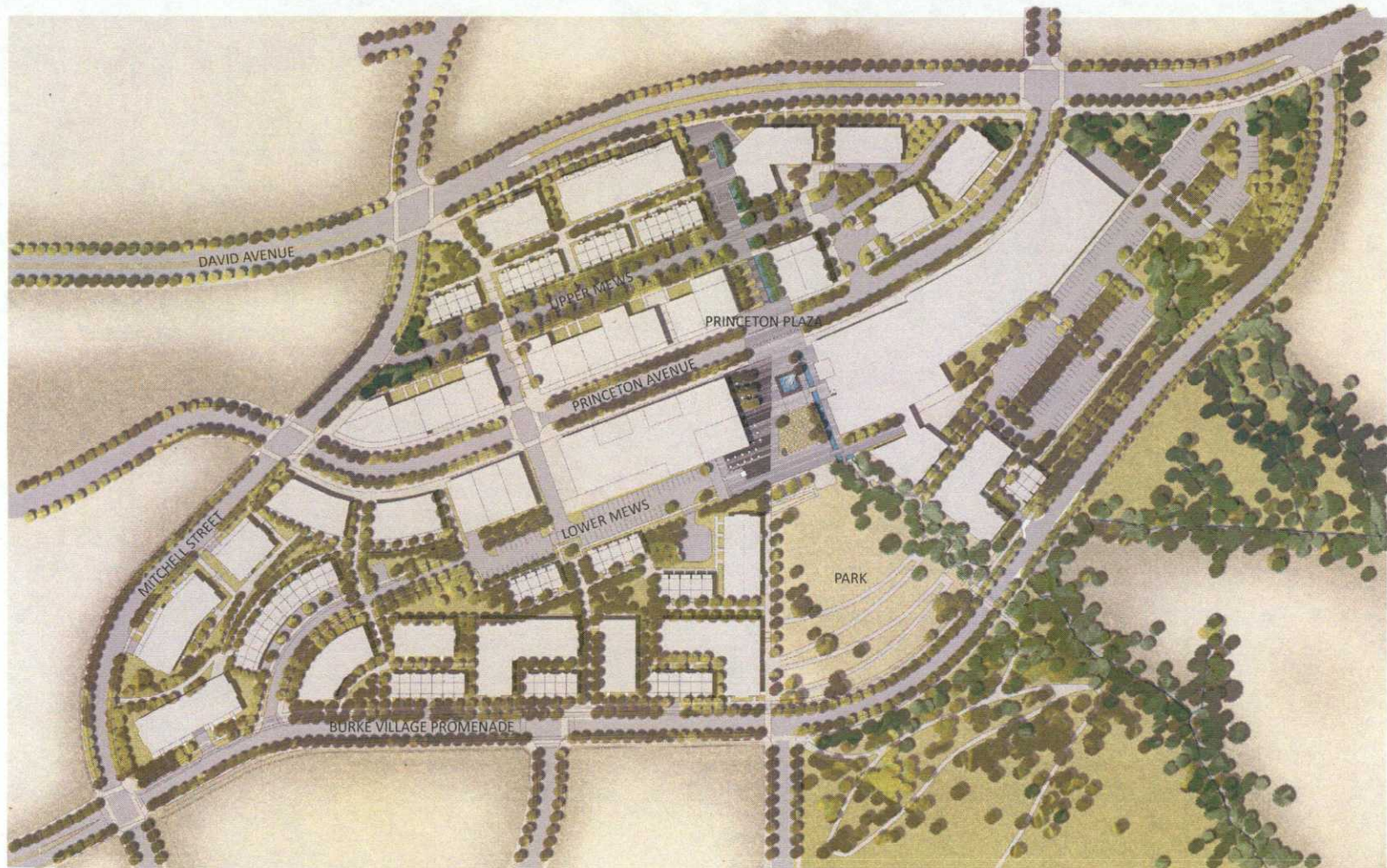
Key Objectives for the Partington Creek Village Master Plan

In addition to achieving the Vision, Council's key objectives for the Partington Creek Neighbourhood Centre Plan are:

1. To create a high quality mixed use hillside village centre that attracts residents to use it year-round.
2. To ensure that the plan is viable from a market perspective.
3. To significantly enhance the value of the City's lands in the Neighbourhood Centre.



Bird's eye view of the Partington Creek Neighbourhood Centre Concept Plan
(Illustrative concept only)



Concept Plan for the Partington Creek Neighbourhood Centre

Overview of the Concept

Planning Principles

During the planning process, City Council endorsed Ten Planning Principles to guide preparation of a concept plan for a successful Partington Creek Neighbourhood Centre:

1. Social Heart

Partington Creek Neighbourhood Centre is intended as the social heart for the new residential development in its vicinity:

- A destination to serve and invigorate the social life of the hillside community
- A focus of public destinations: shopping, recreation, civic facilities and public space
- Public gathering spaces: Princeton Plaza, park and generously scaled stairs
- Places for everyday enjoyment and for special events
- Dynamic and inviting design to achieve effective placemaking.



2. Walkable and Cycle Friendly

Walking and cycling are encouraged over vehicles:

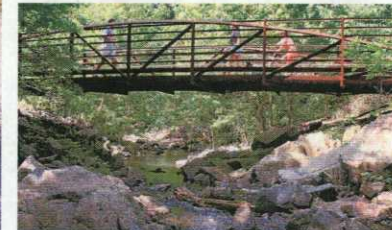
- A pedestrian-scale environment
- Compact so that it is not too far to walk or ride among destinations
- Sited to take advantage of moving along the contours rather than up and down the hillside
- Rich experiences at the walking scale
- Design for slow movement instead of typical vehicular speeds.



3. Well Connected

The Neighbourhood Centre is accessible and connected to adjacent neighbourhoods:

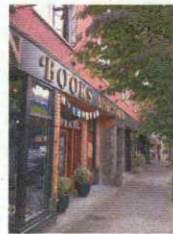
- Integrated into greenway and bicycle networks
- Everyday routes through the neighbourhood centre to bring people through to animate it and to make the retail uses successful
- Clarity of vehicle access and locations for convenient public parking.



4. Pedestrian Scale of Interest

The pedestrian experience is enhanced by design details:

- Fine textured building detail, especially at ground level: window displays, outdoor merchandise and cafes
- Choices of route including sidewalks, paths and pedestrian passthroughs.



Overview of the Concept

5. Active Programming

Programming to create vitality and diversity of activities:

- Retail mix focused on local serving stores with a coordinated character and signage
- Community amenities, recreation, culture and public art
- Public space for everyday uses yet readily adaptable for special events.



6. Authentic Sense of Place

The identity of Partington Creek expresses its Burke Mountain setting:

- Locally and regionally inspired architecture and landscape architecture
- Taking advantage of site opportunities: the hillside topography, mountain recreation culture, weather protection and locally appropriate materials
- Architectural and public realm design that creates a cohesive idea of a mountain village
- Public realm design that creates a cohesive idea
- Sense of gateways at thresholds to the Neighbourhood Centre.



7. Design for the Hillside

Consideration of the topography as creating opportunities:

- Capitalizing on views and places of prospect
- Emphasizing movement along contour lines for major routes
- Integration of stormwater management features
- Architecture that is adapted to the slope.



8. Local Serving Mix of Uses

Focus on serving the hillside community first while inviting others to visit:

- Local retail outlets and local entrepreneurs to encourage local investment and jobs
- More than just shopping: a place to recreate, to socialize and gather, to be entertained, to live and work.



Overview of the Concept

9. Revealing Sustainability

Design to express environmental and sustainable initiatives:

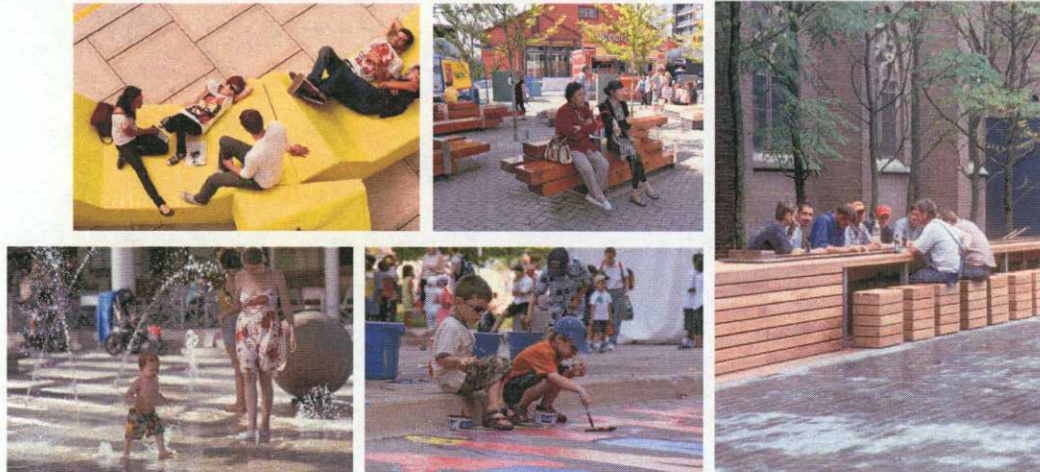
- Daylighted and featured stormwater elements
- Facilitation of alternate transportation: walking, cycling and access to regional transit
- "Green" architecture with passive and active energy systems.



10. Delight, Innovation and Comfort

Special experiences create an invitation to go often:

- Special events programmed in the public spaces
- Public art, water features, dramatic views and a well-designed public
- People attract people
- Surprises, delight and discovery
- Comfort for pedestrians; weather protection, safety and security, many places to sit and amenities like water fountains, garbage receptacles and access to elevators.



Program Assumptions

Early in the planning process, a program for the mix of land uses and public amenities in the Neighbourhood Centre was established that includes:

- A centrally located plaza designed to be adaptable for a range of local event programming
- A grocery store to be built in one or two phases with some adjacent surface parking in its first phase that meets the projected market for its catchment area
- Commercial Retail Units for a range of retail and restaurant uses, typically on the ground floor of mixed use buildings
- A site for civic facilities that is anticipated to include a recreation complex and that is adequately sized to permit inclusion of additional facilities if required, such as a pool or ice rink, and with potential for the related parking to be accommodated on site, primarily on the surface
- View corridors from the Neighbourhood



Precedent for a central plaza adaptable for special events with daily animation with water

Centre to provide and protect distant views

- Bike facilities: bike racks and a water bottle station with the potential for the recreation complex to have additional support facilities: change rooms, showers, snack bar, etc.
- On-street and some surface parking, particularly in the initial phases
- A public park as a partial allocation of the park space for Partington Village Centre set out in the Official Community Plan
- Trail and open space links into the surrounding community.

Design Objectives

Working from the Ten Planning Principles for a Successful Village Centre, a number of specific design objectives were used to shape the Concept Plan:

- Selection of a relatively flat site within the overall area identified in the Official Community Plan
- A compact High Street to minimize gaps in pedestrian interest along Princeton Avenue
- A central plaza with several of its edges activated by restaurants, cafes, stores, and entries with high pedestrian volumes
- A recreation complex in a location near other uses to encourage one stop for shopping and recreation
- All core uses within short walking distances from parking locations on and off-street
- A recreation complex site located adjacent to the park with no intervening roadway
- Readily phased commercial uses with a feasible first phase before complete residential build-out, assuming an active City role in the development process based in its land ownership
- Gateway features on David Avenue, moving eastward, and Mitchell Street, moving northward to direct people to the Neighbourhood Centre
- Parking shared among uses on a district model with mix of structured and surface choices.

Planning Process

The Concept Plan for Partington Creek Neighbourhood Centre has been developed to be highly consistent with the directions of the Official Community Plan and the community consultation that informed it. During plan preparation, the consultants worked closely with and reported on a regular basis to a Staff Working Committee with representatives of a number of involved City departments including Economic Development, Planning and Development, Engineering and Public Works, Transportation Planning, Parks, Recreation and Culture Services, and Strategic Initiatives.

A public open house held on September 19, 2015 presented the preferred concept and supporting display materials to the Burke Mountain community at the City's Fire Hall on David Avenue west of the future site of the Partington Creek Neighbourhood Centre. Information on the concept plan was also made available on the City's website. Input was received regarding the types of business and services desired in the Neighbourhood Centre, events and activities on the Princeton Plaza and the likes and dislikes of the Concept Plan. A summary of this consultation period and input received was presented to City Council on November 9, 2015.

Overview of the Concept Plan

Key Components of the Concept Plan

The Concept Plan anticipates a high level of flexibility in the types and scale of the multiple family development within the Neighbourhood Centre with potential for townhouses, low and mid-rise apartments, live/work studios, and apartment and townhouse units above commercial uses. It is anticipated that the form and scale of development will be refined at the time that the land is marketed. The plan also has substantial flexibility in the size and number of development parcels that are subdivided and put to bid.

The public realm elements of the plan are the framework for the development parcels and will be phased during the development build-out with some elements built by the City and some by developers following design guidelines, standards, and by-law requirements to then become City assets.

The key ideas that shape the Concept Plan are (refer to following sections for more details):

- **Princeton Avenue** - the commercial heart of Partington Creek Neighbourhood Centre. Shops and services, including a grocery outlet, provide residents and visitors with access to goods and services and an engaging public realm, in a contemporary village setting.

Princeton is sited on a terrace along one contour line of the mountainside so that the shopping and activity core is virtually level in its slope.

The character of Princeton Avenue is a contemporary expression of a mountainside village in a rainy climate. Materials are wood, stone and glass with straightforward design, primarily native landscaping, and a vibrant pedestrian

scale with many engaging, finely textured details.

- **Central Spine** - the social focus of the Neighbourhood Centre. Crossing perpendicularly to Princeton Avenue at Princeton Plaza, the Central Spine connects Freemont Park on Burke Village Promenade to David Avenue through a series of public spaces with varying characters and programs from landscaped park space to hard-surfaced plaza spaces.

The Spine is the place where residents and visitors will gather, socialize and celebrate. There will be places to sit in groups or alone, on chairs, benches or a blanket on the grass. Water and public art will delight the eye and encourage children to explore and play. With many ways to occupy the spaces and events and programming occurring at intervals, people will come and enjoy the activity and the people watching opportunities.

- **Civic Quadrant** - the recreational and cultural core of the Neighbourhood Centre. A mix of civic uses will occupy the southeast quadrant, forming an active edge to Princeton Plaza and the park and provide programming services for activating these public spaces.
- **Streetscapes** - all the residential streetscapes in and around the Neighbourhood Centre are designed to provide interest and variety for users; design guidelines encourage townhouses and apartments to engage passers-by with front doors, patios, lobbies and landscaping. David Avenue is a major greenway with a multi-use pathway. Burke Village



Promenade offers separate bike paths on both sides as well as views into the new park to the north and forested Freemont Park and adjacent watercourse areas to the south.

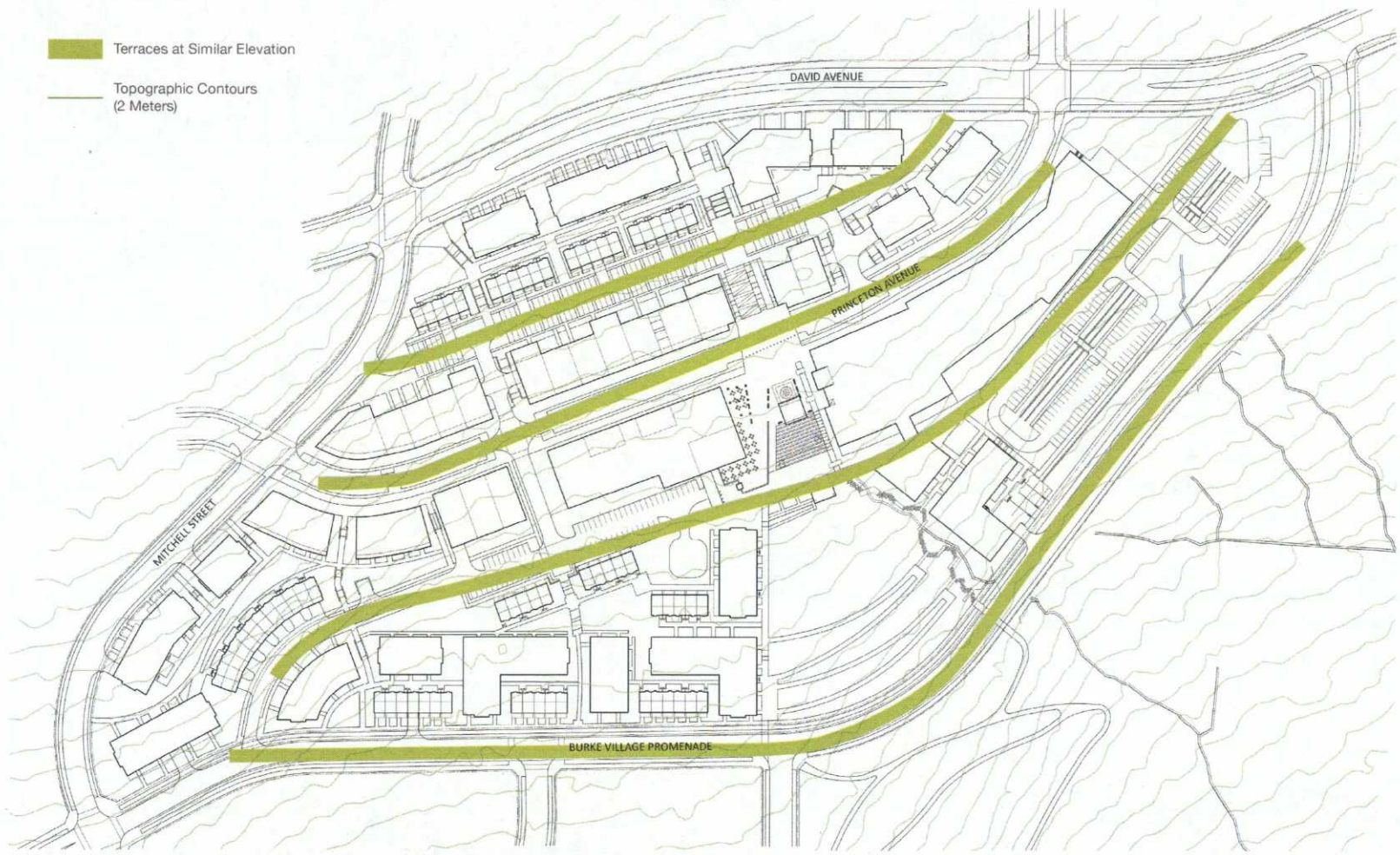
Local streets and mews provide access to parking for shoppers and visitors while offering alternative ways for pedestrians to move through and around the Centre along more intimately scaled routes. Streets and mews are located on terraces on the hillside to be relatively level and walkable.

Pedestrian and Cyclist Network -

beyond the streets and mews is a network of pedestrian and cyclist shortcuts. Due to the hillside topography many of these links include flights of stairs. Cyclists are offered bike channels to assist with taking bicycles up and down public stairs. People in wheelchairs or scooters and with strollers and carts are provided routes with ramps at key sections along the Central Spine or can use a centrally located public elevator to move from one bench to another.

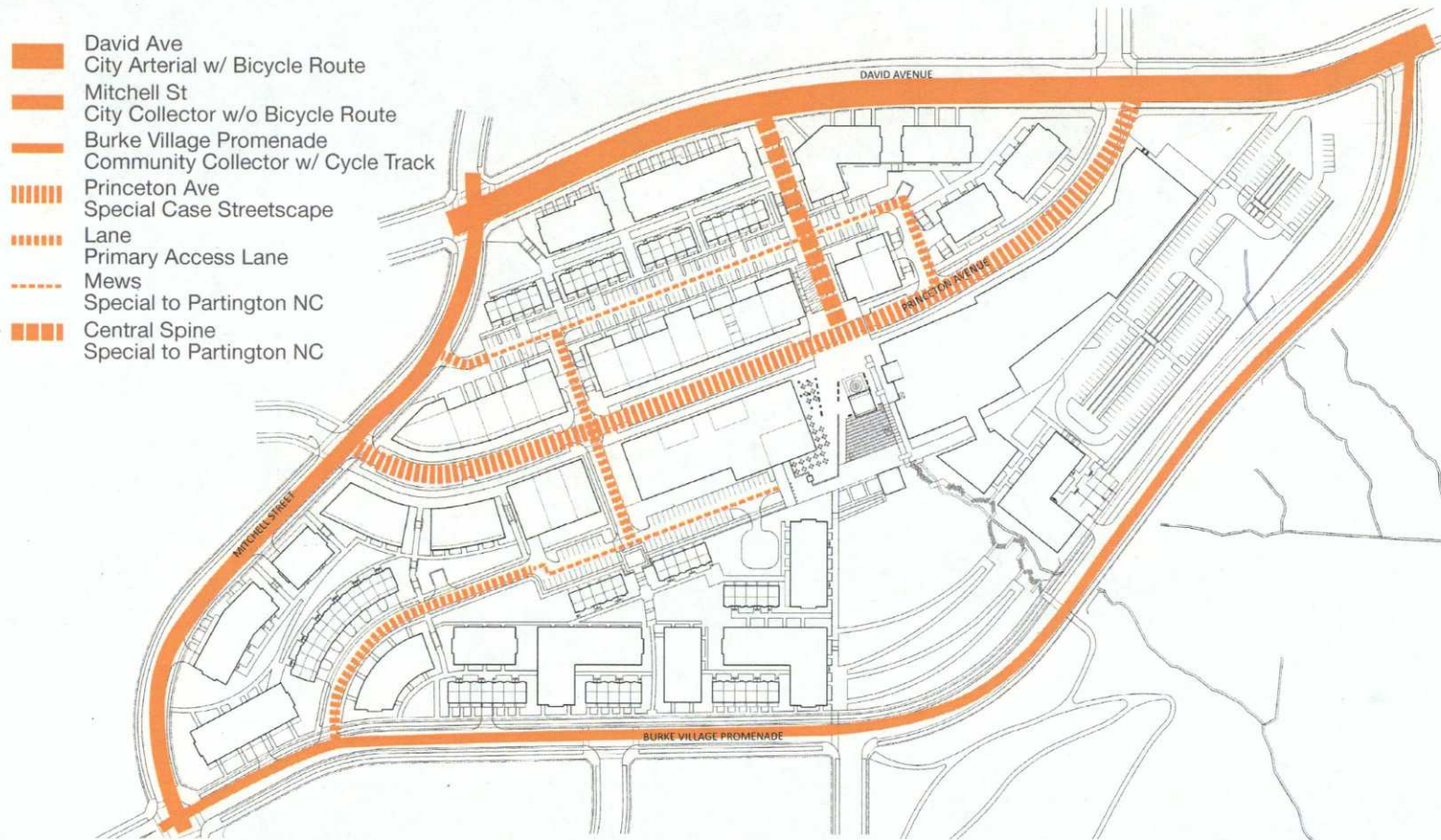
Terraces

-  Terraces at Similar Elevation
-  Topographic Contours (2 Meters)



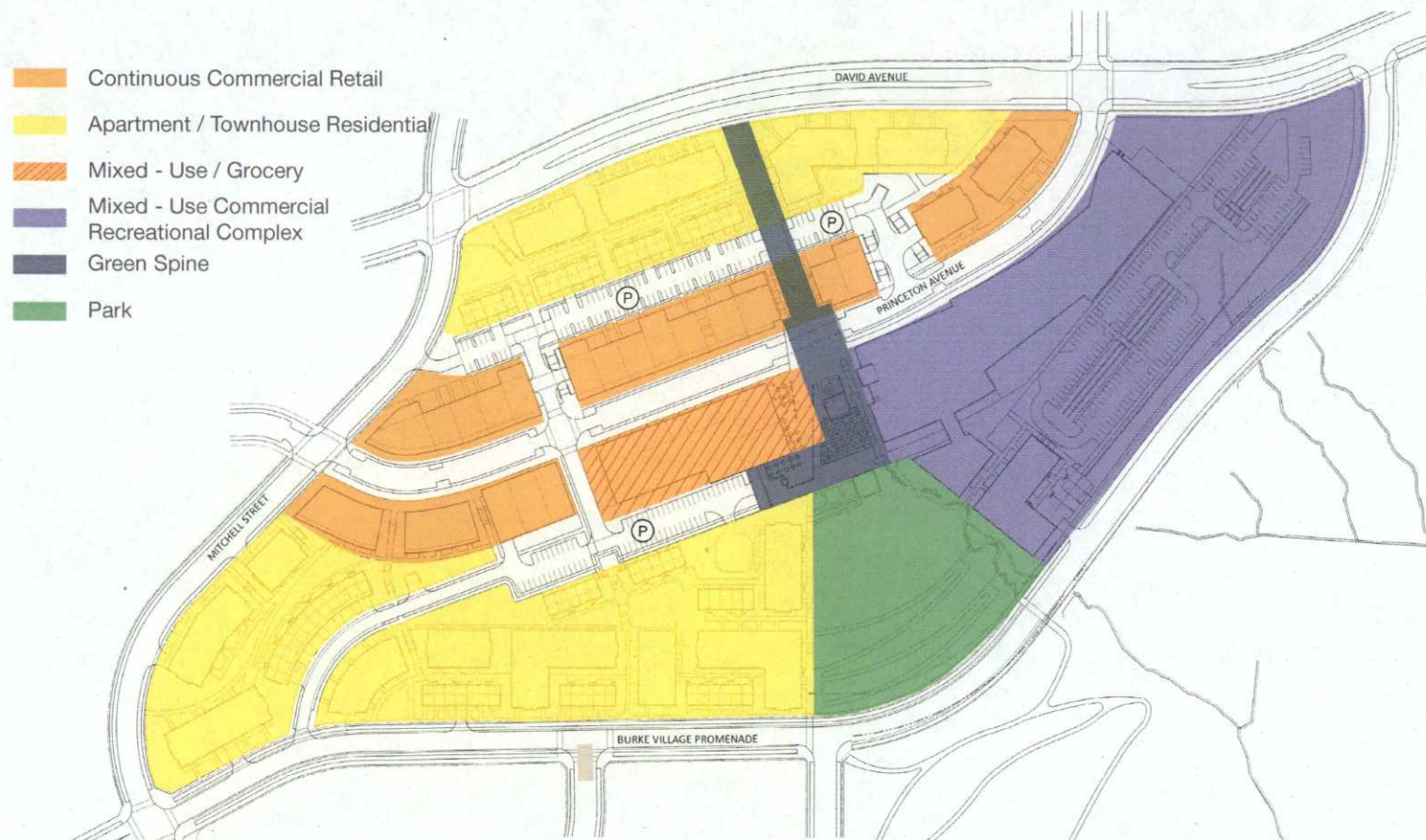
Overview of the Concept Plan

Streetscapes



Streetscape types in the Partington Creek Neighbourhood Centre

Land Use



Anticipated land uses in the Partington Creek Neighbourhood Centre

Princeton Avenue

Princeton Avenue

Streetscape Character and Design

The commercial portion of Princeton Avenue (refer to Street Level Uses diagram on page 22) will form the commercial heart of Partington Creek Neighbourhood Centre. Shops and services, including a grocery outlet, provide residents and visitors access to goods and services and an engaging public realm, in a contemporary village centre setting.

The design vision includes continuous retail along the north side of Princeton Avenue within mixed use developments, framing the pedestrian spine leading up to David Avenue. Streetwall heights not exceeding three storeys establish a human scale with continuous, permanent overhead weather protection.

A warm colour palette and natural materials including stone combined with timber elements integrated into the building facade and weather protection reinforce the natural, local context. Shopfronts and shopfront signs are intended to be active and engaging, providing pedestrians with clear views into shop interiors. Shop entries reinforce the village centre's human scale.

The south edge of Princeton Avenue is envisioned as a 'Marketplace' dominated by a grocery outlet with potential for residential uses on upper storeys. Small scale commercial units integrated into the streetwall will provide a variety of commercial uses where the development engages with the main plaza and social 'heart'.

The grocery outlet will incorporate smaller commercial retail units. Significant areas of glazing, coloured accent elements, continuous weather protection and an articulated facade with opportunities for street furniture and retail displays along Princeton Avenue will support a pedestrian friendly streetscape.



Illustration of continuous retail along the north side of Princeton Avenue (Illustrative concept only)



Illustration of the Marketplace from Princeton Plaza with retail street in the background (Illustrative concept only)

Princeton Avenue



Illustration looking west along Princeton Avenue (Illustrative concept only)



Illustration of retail integration looking south across Princeton Plaza (Illustrative concept only)



Illustration of shopfronts along Princeton Avenue looking west at the Central Spine (Illustrative concept only)



Illustration of continuous retail along Princeton Avenue looking east (Illustrative concept only)

Princeton Plaza

Princeton Plaza is the centrepiece of both Princeton Avenue and the Central Spine - making it the most important and active place in the Neighbourhood Centre. The streetscape design envisions a raised, tabled crossing with an overall paving pattern extending across

the street that is level and seamless with the plaza spaces on both sides. Bollards are proposed to prevent vehicles from entering the pedestrian areas of the plaza spaces while permitting easy flows of pedestrian and cyclists across Princeton Plaza.

The street network has been organized to permit temporary closures of Princeton Avenue for special events without disrupting vehicular access. David Avenue and Burke Mountain Promenade can serve as by-passes for through traffic since stores and residences

that front on Princeton Avenue have alternate access from lanes and underground parking.



Rendering of Princeton Avenue at its intersection with the Central Spine at Princeton Plaza (Illustrative concept only)

Princeton Avenue



Illustration of Princeton Plaza in the late evening (Illustrative concept only)

Grocery Store

A grocery store is the essential commercial use on Princeton Avenue. It will anchor other retail outlets and provide residents of the surrounding Burke Mountain neighbourhoods with a place to shop near home, within walking and cycling distance for many nearby apartment, townhouse, and even some single family homes.

The grocery store will have its architectural design and its internal layout shaped by the Development Permit Design Guidelines in order to achieve several objectives:

- A distinctive architectural expression that coordinates with the other buildings on Princeton Avenue while being individual and appropriate to a larger scale building footprint
- Location of internal uses to provide interest and animation to the streetscape and plaza such as a cafe, flower shop, deli counter and bakery
- Substantial expanses of glazing offering views into the interior from the outside
- Potential to set out tables and chairs for outdoor eating in good weather
- Generous weather protection at entries and to facilitate outdoor displays of merchandise
- Signage coordinated with the intended character of the Neighbourhood Centre.



Outdoor display of flowers under weather protection (Illustrative concept only)



Precedent for a grocery store that engages an outdoor plaza with a high degree of transparency (Illustrative concept only)



Outdoor display of fruit and vegetables under awnings (Illustrative concept only)



Outdoor tables and chairs on a plaza corner (Illustrative concept only)

Princeton Avenue

Retail Stores and Restaurants

A variety of stores and restaurants will be key to making a lively and well-used Neighbourhood Centre. Development Permit Guidelines encourage a fine-textured row of shops on Princeton Avenue as well as uses in both the recreation complex and the edges of the grocery store that support the intended retail continuity. Breaks in the retail row should occur at Princeton Plaza where retail and eating services are anticipated to wrap around the plaza edges as well.

The shopping experience will be supported by design features including:

- High ceiling retail spaces with glazing extending full height
- Extensive weather protection
- Places for outdoor eating and displays
- Design detailing at the ground level
- Special streetscape treatment of Princeton Avenue from building face to building face
- Public art.

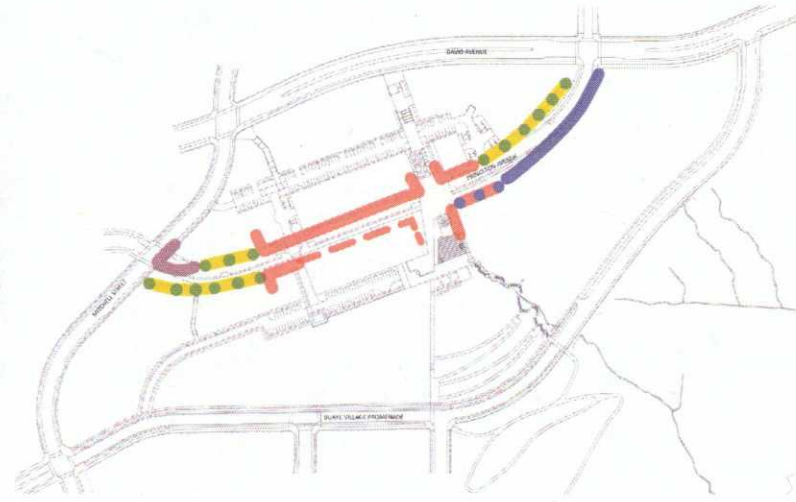


Illustration of the finely textured and engaging retail streetscape envisioned for Princeton Avenue (Illustrative concept only)

Retail Expansion Opportunities

The extent of retail demand has been projected by the consultant team with input from local developers to inform the concept design process. Market potential will be determined more specifically when the Neighbourhood Centre is built. In order to have flexibility in adjusting the amount of retail frontage, the Development Permit Guidelines include a category of flexible use where the ground floor is designed to function as either a retail unit or a live-work unit.

These flexible uses are proposed at the periphery of the shopping core and across from the civic complex and should not be located in a way that makes a break in retail continuity.



Street Level Uses

- Continuous commercial/retail
- Commercial "marketplace"
- Flexible retail/live-work/residential
- Civic/institutional
- Commercial integrated into civic/institutional

Central Spine

Central Spine

Overview

The Central Spine intersects Princeton Avenue near both of their mid-points and is the primary movement route up and down the hillside within Partington Creek Neighbourhood Centre. It is a series of linked public spaces with varying characters and programs:

- David Stairs
- Princeton Plaza
- Grand Stairs
- Public Park
- Freemont Park.



Examples of bike channels for ease of movement

David Stairs

The David Stairs link Princeton Plaza to David Avenue at a mid-point between Mitchell Street and Rocklin Street. They are also the primary connection between Princeton and the upper mews, including a section of sloping path (maximum of 5% slope) for access by people with wheelchairs, strollers, shopping carts, and other things on wheels.

The David Stairs fall within a 20 meter wide right-of-way, equivalent to a local City street in width. The Stairs will be built either by a developer or the City and become a City asset into the future. Based on this intention, the David Stairs are included in the Partington Creek Neighbourhood Centre Streetscape Guidelines to provide design direction for adjacent property owners.

The David Stairs have a number of sub-sections (from north to south):

- Small plaza at David Avenue
- Stairs and terraces to the Upper Mews
- Stairs and sloping path from Upper Mews to Princeton Avenue.

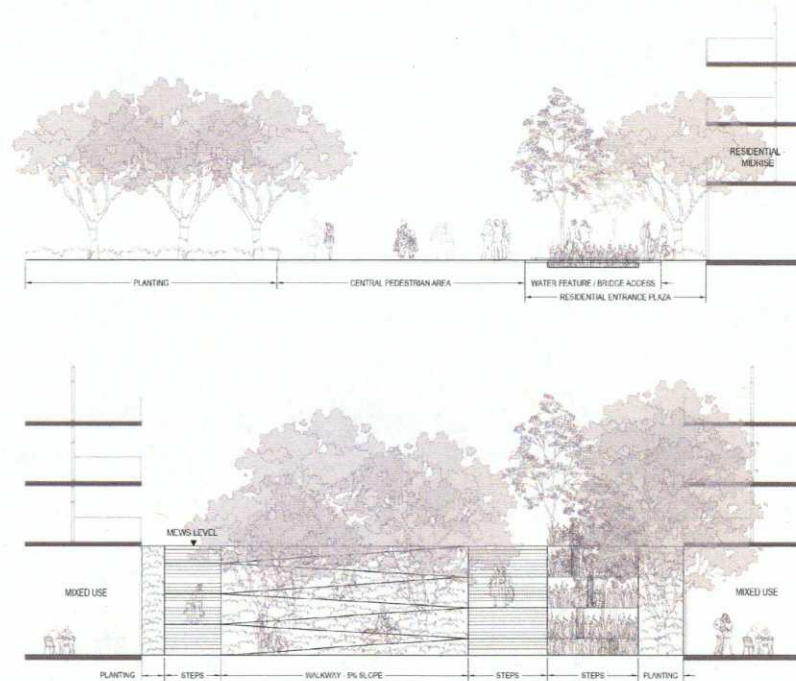
Key objectives for the design of the David Stairs are:

- Provision of some seating at the small plaza on David Avenue as a place to rest for pedestrians
- A bike channel on all sections of stairs to facilitate movement of bicycles up and down the stairs
- Flat sections to create terraces that relate to adjacent courtyards, mews and potential building entries, allowing level movement between destinations on both sides of the stairs
- Inclusion of a sloping path with a grade no

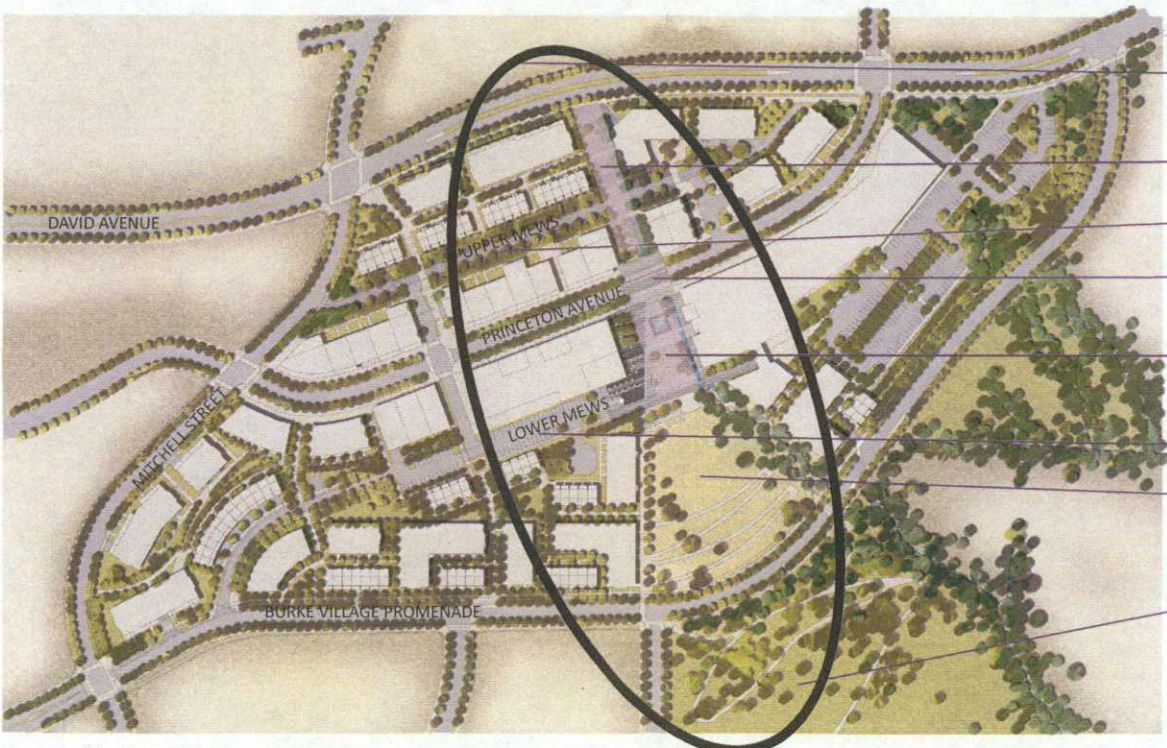
greater than 5% between the Upper Mews and Princeton Avenue

- Seating opportunities including on walls where heights and locations are appropriate
- Soft landscaping in integral planters at the edges
- Consideration of water channels to collect

rainwater during rain events and lead it downhill as a contribution to stormwater detention elements in Princeton Plaza and park.



Sections through the David Stairs at the Upper Mews (above) and south of the Upper Mews (below)



- Central Spine
- David Stairs
- Upper Mews
- Princeton Plaza
- Grand Stairs
- Lower Mews
- Public Park
- Freemont Park

Elements of the Central Spine

Central Spine

Princeton Plaza

Princeton Plaza extends across Princeton Avenue creating hard surfaced gathering space on both sides of the streetscape connected visually and without change in level by a tabled intersection in the same paving materials and patterning.

Princeton Plaza is larger on the south side and designed to be programmed for special events by community groups and the City through the recreation complex and its staff. When events are not taking place, Princeton Plaza is intended to be animated by a splash pad and public art. In warm weather, people will gather to watch and enjoy the water jets of the splash pad. When not operating, the splash pad area is flush with the surrounding plaza to permit programmed events to occupy the space intensively. Seating and other fixed furnishings should be located in groups near the edges of Princeton Plaza so as not to interfere with the set up of events and sightlines to performances.

Infrastructure in Princeton Plaza should be considered to facilitate the operation of events including:

- Electrical supply in adequate amounts in locked access boxes
- Water supply at convenient locations
- Lighting that can be adjusted in intensity and possibly in colour
- Vertical supports for use to hang temporary infrastructure like speakers, theatrical lighting, banners, flags, backdrops, etc.

The continuation of the stormwater channel that is envisioned to run down the David Stairs and under Princeton Avenue is also part of the plaza design intentions. This channel should be planted with species that are tolerant of wet conditions on rainy days.



Aerial view of Princeton Plaza looking south across Princeton Avenue with raised pedestrian table in foreground (Illustrative concept only)



Examples of programmed events using the spaces of the Central Spine

Central Spine

Grand Stairs

The Grand Stairs connect Princeton Plaza to the Lower Mews with wide, south-facing stairs intended to be used for sitting in good weather and as tiered audience seating for performances focused on a stage at the level of the Lower Mews. On the east edge of the Grand Stairs the rainwater channel that is part of the David Stairs and flows across Princeton Plaza will descend to join the stormwater wetland in the public park that ultimately contributes to the existing surface watercourses south of Burke Mountain Promenade.



Examples of steps designed for seating



Examples of stormwater channels

Public Park

The public park is located to be adjacent to the recreation complex to allow recreational and cultural activities to spill into the outdoors and to have staff well placed to manage and program the park.

It will be an open lawn with a scattering of trees on ordinary days and readily host events on special days. It should slope gently with the hillside while staying close enough to flat to permit informal games with balls and discs. By creating a flatter terrace at the north end of the park, the southern portion would require the integration of the change in elevation with ramps, walls and stairs.

The north that transitions to the Grand Stairs is envisioned at the same grade as the Lower Mews to facilitate movement between the commercial and recreational uses and their parking without stairs or steps as a way to offer universal accessibility in combination with public elevators on the Lower Mews and, during opening hours, within the recreation complex.

The eastern edge is intended to be designed as a key part of the stormwater management network, linking channels in the Grand Stairs with natural watercourses in Freemont Park.





Aerial view of the public park and Grand Stairs looking north (Illustrative concept only)

Central Spine

Freemont Park

Freemont Park is an existing forested park with an internal trail network that the Partington Creek Concept Plan connects into. It extends the public park and contrasts with its more manicured and open character. Due to the topography of the site, distant views will be available from Princeton Plaza over the mature conifers in Freemont Park with a forest in the mid-view.

Additional forested land will be preserved east of Freemont Park due to the presence of a number of watercourses. As a result, the experience of walking, cycling and driving along Burke Village Promenade will include a substantial section through and park and along a forested edge.



Relationship of Freemont Park to the Central Spine

Civic Quadrant

Civic Quadrant

Overview

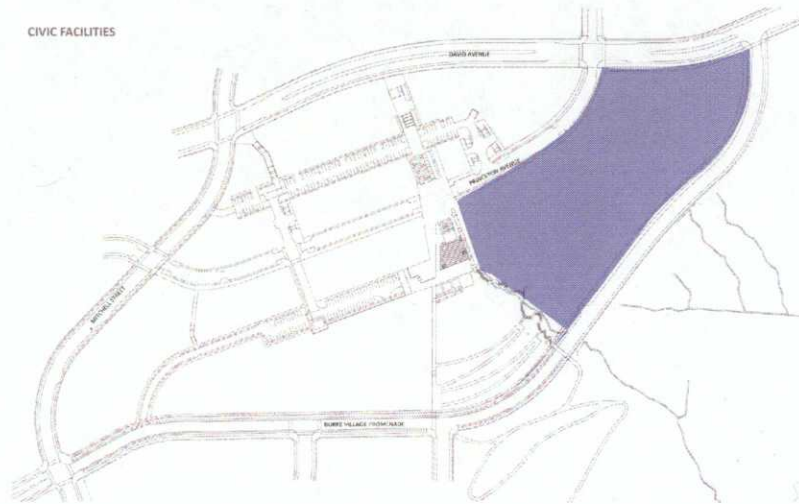
The Civic Quadrant of Partington Creek Neighbourhood Centre is intended to remain in the ownership of the City of Coquitlam as the site for civic facilities and related parking. Parking is a combination of some structured parking within the civic buildings and surface parking to the south. A key principle for the Neighbourhood Centre is the use of public parking for trips to both the civic facilities and shops and services within the commercial core.

Public access to the recreation complex is from both the elevation of Princeton Avenue and Princeton Plaza and the lower elevation of the Lower Mews and upper parking lot. Elevators internal to the recreation complex should be available during open hours for the public, and especially people with movement limitations, to use as a public route between the two levels and the adjacent public realm spaces.

Program of Uses

The program for the recreation complex will be determined by the City over the next several years. The site has been designed to support a large facility, based on the size of the Poirier Sport and Leisure Complex, to ensure that there is adequate space to support one or more recreation facilities. Space will be made available for a child care service provider to rent within the Civic Quadrant. Parking has been scaled to accommodate the potential full extent of civic used in this quadrant.

For preliminary illustration purposes, the childcare facility has been envisioned at the lower floor with adjacency at grade to the public park and nearby drop-off parking.



If the full extent of civic uses is not needed to service the Burke Mountain community, then it is envisioned any surplus area could be used for residential development purposes or a private institutional use.

Design Objectives

The opportunity to locate the civic facilities near the heart of the Neighbourhood Centre has several advantages:

- People can combine shopping trips with recreational, cultural, and leisure activities
- The civic facilities can be co-located with a central park space

- Location of internal program elements along the Princeton Avenue and plaza frontages with windows that permit passers-by to look in and enjoy the activity, lobby and waiting areas, gymnasiums, gallery spaces and sports courts are all possible uses that could be viewed from the adjacent outdoor spaces.
- A cafe with movable tables and chairs could spill onto Princeton Plaza or next to the street
- Signage to announce upcoming programs and events
- Outdoor area, preferably near an entry, with weather protection as a meeting and gathering place on rainy days
- Bicycle storage for use by patrons and the public.



Examples of civic facility character and scale

Streetscapes

Streetscapes

Streetscape Types

The streetscapes of Partington Creek Neighbourhood Centre are varied and designed to meet specific roles in the street network. Streetscapes are addressed in more detail in the separate Partington Creek Neighbourhood Centre Streetscape Guidelines. In summary:

- **Princeton Avenue** - the commercial heart of Partington Creek Neighbourhood Centre. The streetscape is a special case within the City of Coquitlam with a strong placemaking role for the community (refer to pages 17 - 19 for more information about Princeton Avenue).
- **Bounding streetscapes** - the streetscapes that edge the Centre, along Mitchell Street, Burke Village Promenade and David Avenue, are streets that have established characters, dimensions, and roles extending beyond the Centre's boundaries.
- **Mitchell Street** is a City Collector with an on-street bicycle route.
- **Burke Mountain Promenade** is a Community Collector with a separated bicycle track from east of Mitchell Street.
- **David Avenue** is a City Arterial with both on-street bike lanes and a separated multi-use pathway on the south side. For the section adjacent to the Centre, between Mitchell and Rocklin Streets, there will be parallel parking on both sides of the streetscape as additional parking to support the commercial and civic uses as well as for residential visitors.
- **Local roads** will serve as access to the Upper and Lower Mews in several places and will be designed as local access roads meeting City standards.

Upper Mews

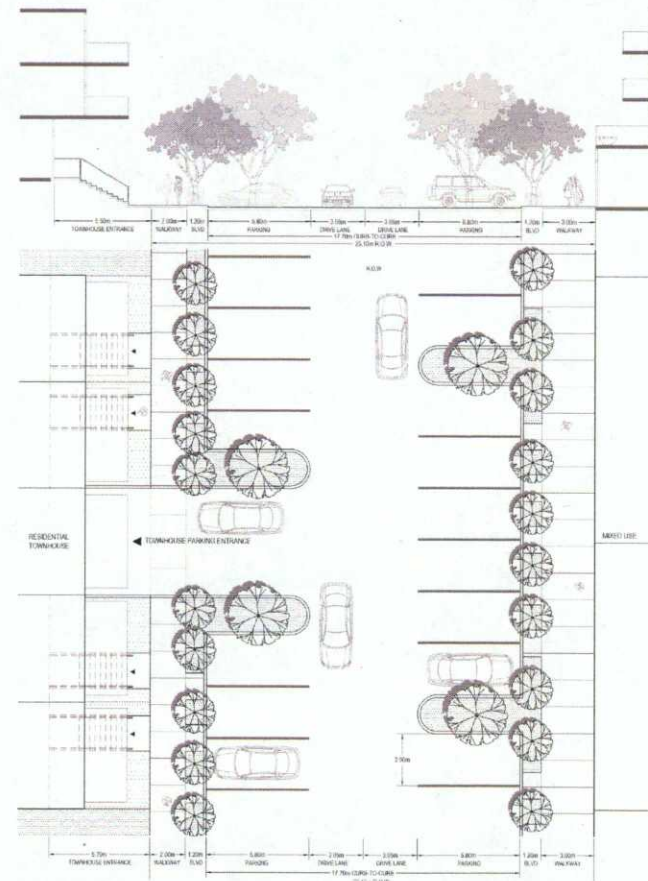
The Upper Mews is designed as a public parking area that also provides a pedestrian and cyclist route along a fairly level terrace in the Centre. The design intent is to provide an attractive and conveniently located place to park for shoppers and visitors.

There are opportunities for townhouses and apartment building lobbies to have entries along the mews and for landscaping that includes rows of trees. The preferred surface treatment is concrete pavers to achieve visual interest and reinforce the pedestrian scale of the mews.

Lower Mews

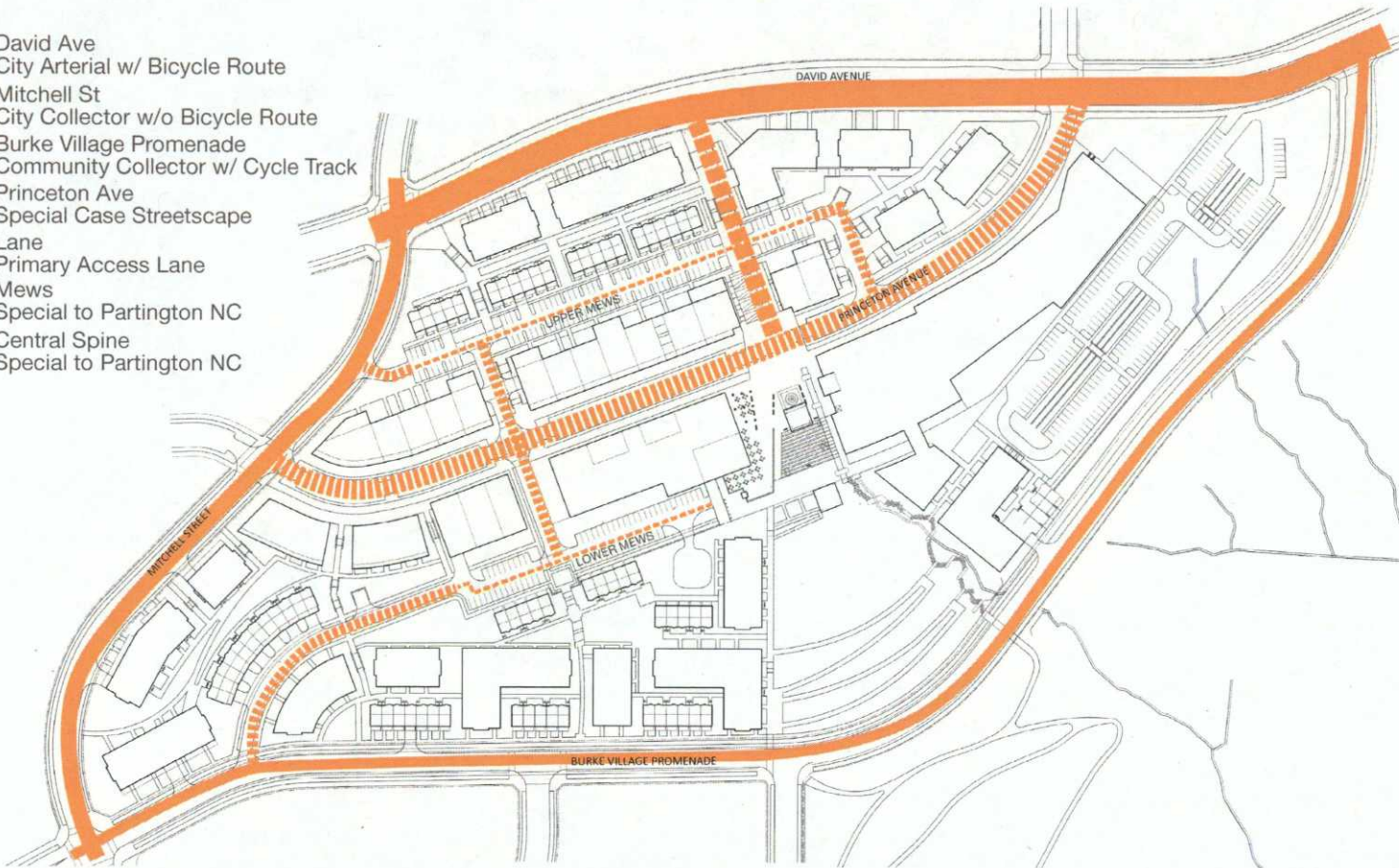
The Lower Mews combines a large surface parking lot for the grocery store and Marketplace with a wide, flat connection for pedestrians and cyclists across the base of the Grand Stairs to the parking and lower level entries of the recreation complex. Linking the parking lots at the Central Spine offers people many different ways to move to their destinations in the Centre through public spaces of varied character.

The intent is that lower level commercial and civic uses will engage the Lower Mews and provide activity and interest for passers-by and a sense of safety through surveillance.



Plan and section of the concept for the Upper Mews

-  David Ave
City Arterial w/ Bicycle Route
-  Mitchell St
City Collector w/o Bicycle Route
-  Burke Village Promenade
Community Collector w/ Cycle Track
-  Princeton Ave
Special Case Streetscape
-  Lane
Primary Access Lane
-  Mews
Special to Partington NC
-  Central Spine
Special to Partington NC



Streetscape typology

Streetscapes

Pedestrian / Cyclist Network

Pedestrian / Cyclist Network

Overview

Pedestrians will be served by a varied and complex network of ways to move around the Neighbourhood Centre including:

- Sidewalks on all streetscapes designed to be interesting and engaging
- A multi-use pathway along the south side of David Avenue that connects across Burke Mountain's neighbourhoods
- Pedestrian-friendly mews to the north and south of Princeton Avenue
- Pedestrian links at mid-block locations
- The Central Spine
- Sloping pathways that parallel sections of stairs along the Central Spine to accommodate wheelchairs, strollers, scooters and other things on wheels
- Public elevators to move from the Lower Mews to the elevation of Princeton Avenue; these may be interior to the civic complex and/or free standing in the public realm.

Cyclists also have a robust range of movement choices in the Neighbourhood Centre including:

- On-street bike lanes
- Multi-use pathway on David Avenue
- Bicycle track on Burke Mountain Promenade
- A combination of sloping paths and stairs with bike channels to move up and down the Central Spine and mid-block connections
- Consideration of allowing bicycles into the public elevators in and near the recreation complex.



Example of a public elevator in a hillside commercial centre (Illustrative concept only)

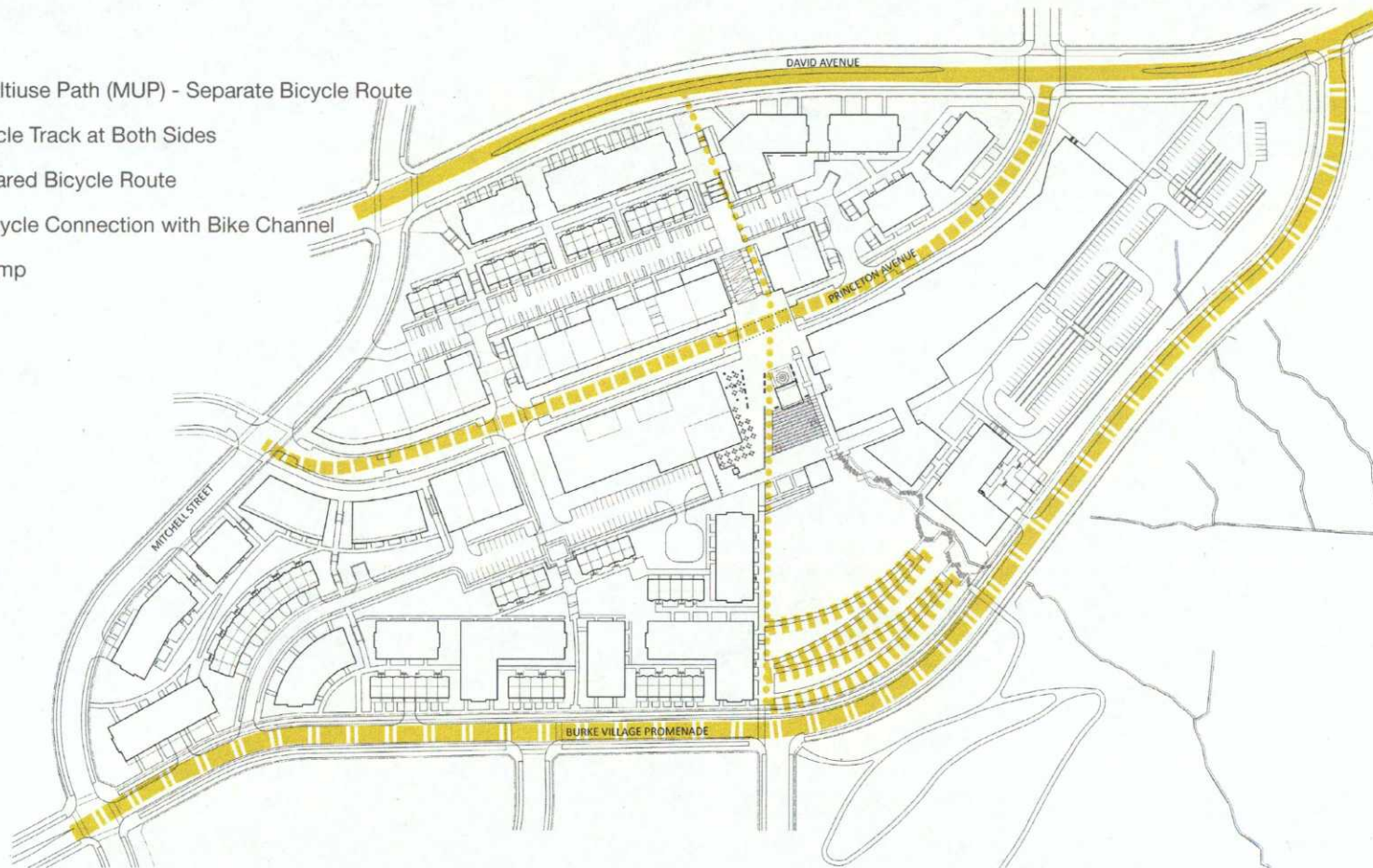
-  City Wide Greeway
-  On Street Sidewalks
-  Public Route
-  Public Elevator
-  Mews



Pedestrian network diagram

Pedestrian and Cyclist Network

- Multiuse Path (MUP) - Separate Bicycle Route
- Cycle Track at Both Sides
- Shared Bicycle Route
- Bicycle Connection with Bike Channel
- Ramp



Cycling network diagram

Neighbourhood Places

Neighbourhood Places

Places of Interest

Partington Creek Neighbourhood Centre has been conceptualized with a rich and varied public realm and with semi-private routes on private property that extend the opportunities for people to move through the neighbourhood on interesting and engaging routes:

- Residential sidewalks are typically fronted by townhouses with individual front doors and porches
- Princeton Avenue is animated by retail frontages
- Lanes are designed to be inviting pedestrian connections
- Pathways between buildings and up and down the slopes provide mid-block links
- The Upper Mews is engaged by the front doors of townhouse units on its north side, increasing the sense of security and safety for users and the interest for passers-by
- The Lower Mews connects parking with civic and park uses
- Semi-private courtyards are anticipated to add soft landscapes among buildings
- The design of the recreation complex also offers a number of opportunities to engage pedestrians with activity and provide alternate routes between parking and shopping
- A variety of gateways are places where a place to sit or landscape can add interest.

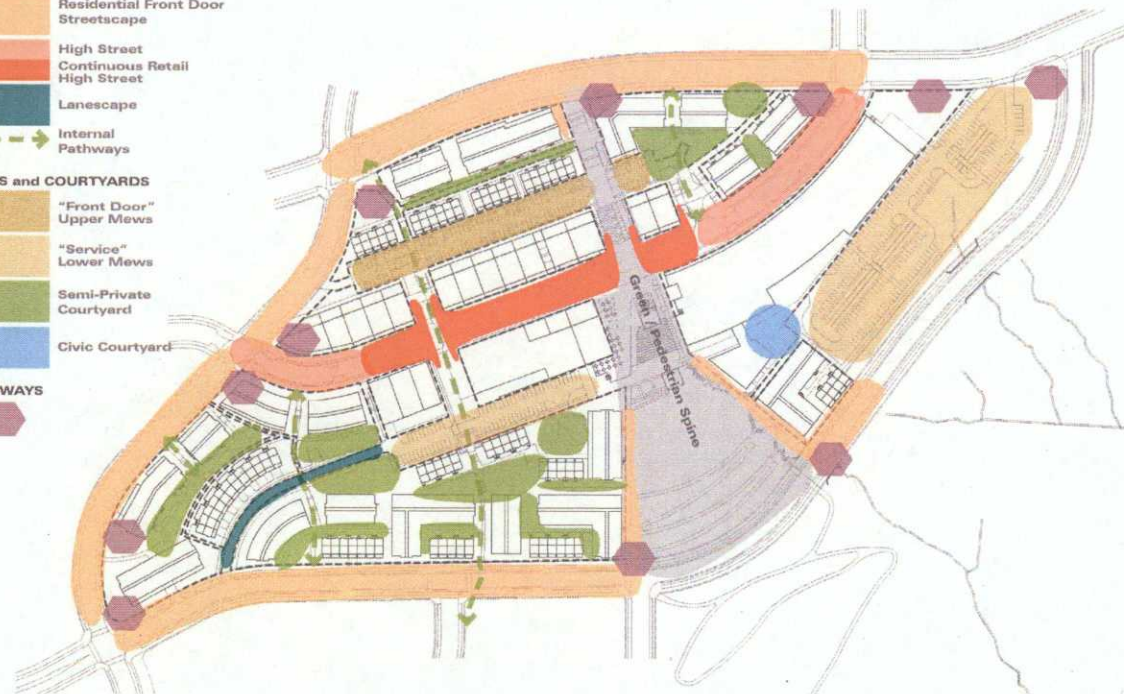
STREETS, LANES and PATHWAYS

- Residential Front Door Streetscape
- High Street Continuous Retail High Street
- Landscape
- Internal Pathways

MEWS and COURTYARDS

- "Front Door" Upper Mews
- "Service" Lower Mews
- Semi-Private Courtyard
- Civic Courtyard

GATEWAYS



Overview of Neighbourhood Places

Residential Development

Residential Development

Design Character

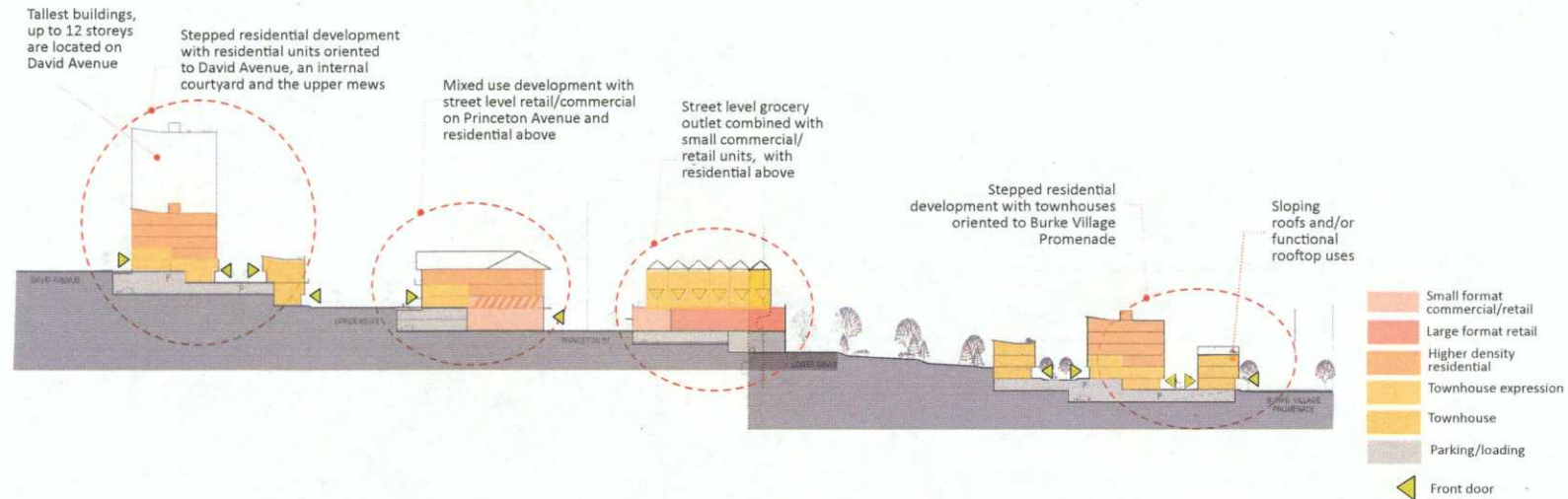
The development of Partington Creek Neighbourhood Centre is intended to feature design of the public realm and architecture with a regional character that expresses the local geography, weather and culture in materials and design details. It is the intention to express an identity that is authentic to Burke Mountain - firmly grounded in its spectacular place and of its time.

Higher density developments, terracing down the steep mountainside and wrapping around townhouses are the dominant building form.

Underground parking is integrated into the uphill side. Townhouses on the downhill portion establish human-scaled streetscapes.

A warm colour palette emphasizing wood, exposed structural timbers and locally sourced stone support the contemporary mountainside village theme and a textured, detailed pedestrian realm. On upper levels, warm colours in lighter tones contrast with the articulated base. Roof forms with deep sheltering overhangs and opportunities for clerestory windows are important to the design expression.

Streetscapes will be one of the strongest determinants of the neighbourhood's form and character. Residential streetscapes follow traditional urban design patterns including individual entrances, front gardens and gates expressed along the street for all residential typologies. This pattern will extend along the network of pedestrian routes where possible, supporting a fine textured pedestrian network throughout the Neighbourhood Centre.



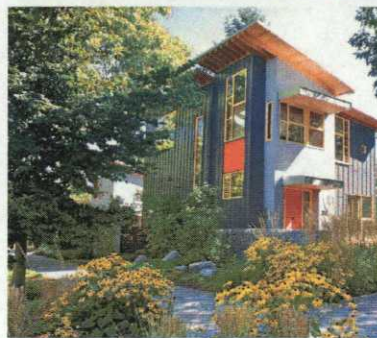
Conceptual site section illustrating potential development forms

Housing Mix

The housing types in Partington Creek Neighbourhood Centre will include:

- Townhouses
- Apartments
- Flexible live-work units.

The images on this page depict housing types and appropriate character for the units anticipated to be developed with the Neighbourhood Centre.



Residential Development

Public Art

Public Art

Themes for Public Art

Public art will be an important component of placemaking within the Partington Creek Neighbourhood Centre. Appropriate themes for public art to reinforce the character of the community should feature references to the natural environment and hillside setting and celebrate the local climate by capturing and detaining stormwater in interesting and imaginative ways.



Locations for Public Art

Significant two and three dimensional public art will be focused along the Central Spine and at the entry points into the Neighbourhood Centre from the north and west. Public art at entries to the Centre will support wayfinding for visitors and reinforce the sense of arrival:

In addition to prominent art pieces, the use of art to embellish many elements within the public realm and on private development sites would enhance placemaking and reinforce the character of the Partington Creek Neighbourhood Centre.

Examples of art embellishments include: custom designed benches and other streetscape furnishings, decoration of retaining walls and stairs, or inserts in the paved surfaces of plazas and building entries.

Public art within the lobbies and interior public spaces of buildings can add interest to the public realm if located to be visible from exterior spaces.



Public Art Program

The City of Coquitlam's Public Art Policy and Program Plan identifies a three stream process for Community Public Art, Civic Public Art, and Developer Initiated Public Art. It is expected that during the development of the Partington Creek Neighbourhood Centre at least one of the streams, Developer Initiated Public Art, will be used to implement art, but the public art process may also potentially include a Civic Public Art process. Further details and the options regarding public art opportunities and the funding process, will be determined in subsequent development stages of the Neighbourhood Centre.



Examples of public art appropriate to placemaking themes

Implementation

Implementation

Building Heights

The Partington Creek Neighbourhood Centre will include a range of building types with heights ranging from apartment buildings of up to 12 storeys at the north edge of the Centre to mixed use buildings up to 6 storeys and townhouses up to 3 storeys in the rest of the Neighbourhood Centre.



Concept plan with proposed building heights

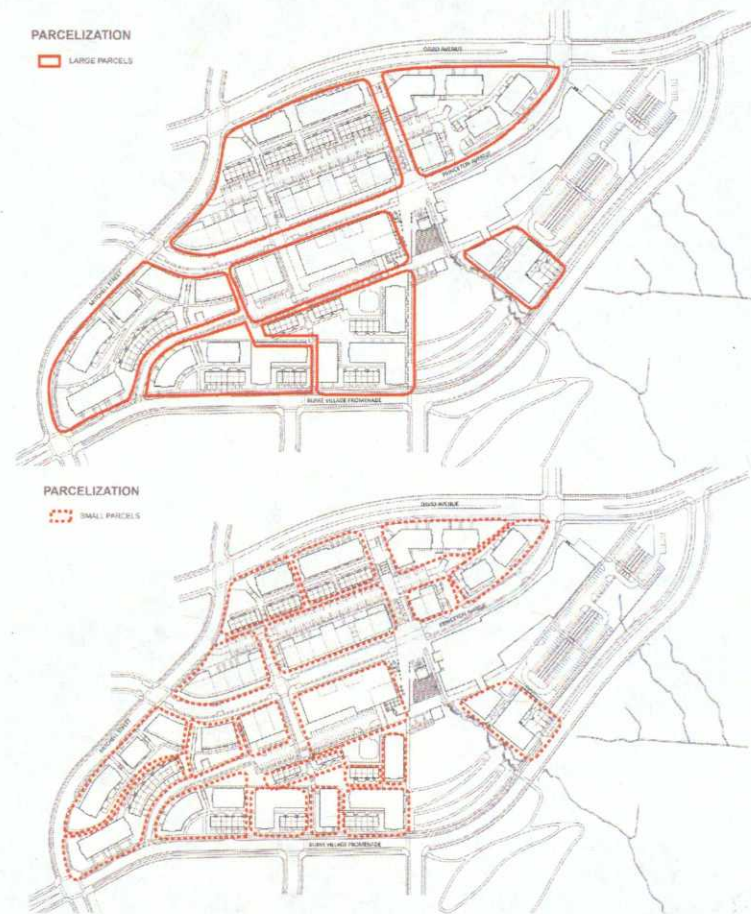
Implementation

Ownership

The lands within the Partington Creek Neighbourhood Centre are largely in the ownership of the City of Coquitlam. As a consequence, the City is in an unusual position to direct the form and mix of development, its timing and the components of the civic facilities that will form part of the amenities that animate and program the Centre.

A variety of land sale mechanisms are available to ensure that the design concept is delivered by developers in addition to the provisions of the OCP, zoning and Development Permit Design Guidelines. For example, retention of rights-of-passage over privately owned parcels can assist in maintaining the variety of pedestrian routes that are envisioned in the concept.

The phasing of development will be managed by the timing of release of parcels for sale and the strategies for managing the construction of streets, public realm components and servicing will be interrelated with decisions on how to subdivide an market parcels. The Concept Plan anticipates that a few or many parcels can be created within its framework.



Examples illustrating the flexibility of parcel sizes

Phasing

Phasing for the Concept Plan is highly flexible in order to afford the City of Coquitlam with the potential to adapt the timing and order of implementation as priorities become clear. During the preparation of the Concept Plan, the elements to be included in the civic complex have not been determined in detail. Consequently, the Concept Plan includes a large footprint for facilities and related parking. It also permits the recreation complex to be phased in a series of linked buildings.

The first phase of the recreation complex should ideally be at the corner of Princeton Avenue and Princeton Plaza and be designed to engage the streetscape and plaza edge with transparent, active uses such as the lobby and a food service and with views into active circulation or recreation spaces.

There is also potential for the first phase of these uses to be designed with a mix of interim uses that will change as future phases are added. These interim uses could include ones that are considered important in attracting developers and residents such as a daycare or leased food store or restaurant/ cafe.

Part 2: Partington Creek Neighbourhood Centre Streetscape Guidelines



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Streetscape Guidelines

Introduction

Overview

Partington Creek Neighbourhood Centre will result in the construction of a number of new and extended municipal streets and adjacent streetscapes. These streets will be built to the City of Coquitlam Standards for the type of street, adapted to the specific circumstances of the Neighbourhood Centre for the streetscapes in the adjacent chart.

David Avenue

David Avenue is an Arterial for development on Burke Mountain that has been constructed to Mitchell Street on the west edge of Partington Neighbourhood Centre. For the section of David Avenue that borders the neighbourhood centre, on-street parking is added to provide a surface parking option for users of the retail and civic facilities on busy days and for visitors to residences in the area. The Multi-Use Pathway continues on the south side providing a shared asphalt path for pedestrians and recreational cyclists. Commuter cyclists are also offered a shared lane on street. At intersections, the parking lane will be replaced by advance left turn bays for westbound left turns from David into Burke Mountain Promenade, the parking lot for the civic facilities, Princeton Avenue, and Mitchell Street.

Mitchell Street

Mitchell Street is a City Collector with on-street bike route adapted to the hillside with on-street parking. Vehicle lane widths are set at 3.0m in anticipation of future transit use.

Summary Table

Street Name	Street Type	ROW (m)	Curb-Curb (m)	Vehicle Lanes	Bicycle Provisions	Parking Lane	Boulevard	Sidewalk	Buffer (residual to PL)
David Avenue	City Arterial with Bicycle Route	27.0	17.2	2x4.3	Shared with drive lane (N/S); MUP (3.0 on south side)	2x2.7	2x1.9	1.8 (N) / 3.0 MUP (S)	0.6
Mitchell Street	City Collector w/o Bicycle Route	19.9	11.0	2x3.3	Shared with drive lane	2x2.2	2x2.2	2x1.5	0.75
Burke Village Promenade	Community Collector with Bicycle Track - Mitchell to Rocklin	26.7	11.0	2x3.3	Separate bicycle track	2x2.2	2x2.2	2x2.5	0.75
	Community Collector with Bicycle Track - Adapted to park conditions	26.7	6.6	2x3.3	Separate bicycle track	None	2x5.3	2x2.5	0.75
Princeton Avenue	Special Case Streetscape	22.0	12.4	2x3.5	Shared with drive lane	2x2.7	2x2.2	2x2.6	TBD
Lane	Primary Access Lane	9.5	6.0	2x3.0	Shared with drive lane	None	None	2x1.0	0.75
Mews	No City Standard - Special to Partington NC	25.1	17.7	2x3.05	None	2x5.8	2x1.2	2.00 (N) /3.00 (S)	TBD
Central Spine	Pedestrian Link between David and Princeton	24.0	N/A	None	Bike channels	N/A	N/A	N/A	N/A

Streetscape Guidelines

Burke Village Promenade

The City standards for a Cycle Track Community Collector are applied to Burke Mountain Promenade. The one-sided Multi-Use Pathway will switch at Mitchell Street to a two-sided Cycle Track pathway configuration. On-street parking will be integrated into the streetscape between Mitchell and Rocklin Streets but may be discontinued to the east of Rocklin, particularly in the section adjacent to the park in order to create a parklike experience for drivers and cyclists.

Princeton Avenue

Princeton Avenue is a special street with its own specific design standards, materials and character. A detailed design concept for the length of Princeton Avenue from Mitchell to David Avenue should be prepared concurrently with the design of the first project requiring the implementation of Princeton Avenue.

This detailed design concept should establish the design elements that will make it a placemaking street and the focus of the Burke Mountain community including: the selection of unit pavers and their patterning and application to areas of the streetscape concept, special lighting standards at vehicular and pedestrian scales, site furnishings, street tree species, locations and landscaping of stormwater elements, and public realm signage.

This detailed design process should include as a minimum the design of the plaza areas on both sides of the Central Spine, at the same grade as the street, and the raised tabled crossing area between these two plazas. It would be desirable if this detailed

design process occurred concurrently with the design of other sections of the Central Spine within the Civic Precinct quadrant of the Neighbourhood Centre.

Lane

There are several places within the neighbourhood centre with short sections of street that lead to mews parking areas to the north and south of Princeton Avenue. These will be dedicated to the City on completion. Cyclists use will be invited on the roadway for these short sections and a narrow sidewalk is provided on both sides.

Mews

Two mews areas intended to provide public parking to serve the neighbourhood centre's retail and civic uses are located within a half-block distance from Princeton Avenue. These areas are included in the streetscape standards since it is possible that one or both could be dedicated to the City. Alternatively one or both may be managed by adjacent strata corporations with full public rights-of-passage to them. Use of pavers as surfacing should meet the City standards for installation in either case.

Central Spine

The Central Spine between David Avenue and Princeton Avenue will be dedicated to the City of Coquitlam as a City street after construction. Construction may be either by the City or by developers of adjacent parcels.

A 24 meter right-of-way should be dedicated that will also serve as a privacy separation between buildings on both sides of the right-of-way.

Terraces should provide breaks in the flight of stairs at locations where vehicular crossings and pedestrian route crossings intersect the Central Spine and at building entries.

Landscaping of this section of the Central Spine should incorporate a water feature that collects rainwater when it rains and allows it to flow on the surface for the length of the Central Spine between David and Princeton Avenues. It will be dry at other times so plants should be tolerant of intermittent wet conditions.

Between David Avenue and the Upper Mews, there will be stairs with adjacent landscaping and intermittent stormwater feature. South of the Upper Mews there will be stairs and an adjacent sloped pathway that can be used by a range of wheeled purposes (wheelchairs, strollers, shopping carts, bicycles, etc.). The sloped pathway should be a maximum of 5% slope for ease of use and to avoid being treated as a ramp with railings.

The plan and sections illustrate a design for this section of the Central Spine that meets the design objectives within the specified right-of-way.

Streetscape Materials

All streetscapes that are standard City streets that provide edges to the Neighbourhood Centre and extend past its boundaries will use standard City streetscape materials. Streetscapes within the Neighbourhood Centre may have special treatments:

Princeton Avenue: The surface treatment of the Princeton streetscape is key to achieving placemaking objectives for the neighbourhood centre's retail and civic core and to express

pedestrian movement as a priority over vehicles and to provide traffic calming. Concrete unit pavers, in a pattern comprised of two or three shades of gray, should create a cohesive surface from curb to building face that is also applied to the plaza spaces and the tabled mid-block crossing area that are part of the Central Spine. All area of pavers are to be banded by concrete bands or concrete curbs and must be installed to the highest City standards and specifications. Use of the same unit paver pattern with concrete bands is encouraged within the on-street parking spaces with standard asphalt surfacing in the moving lanes of the roadway.

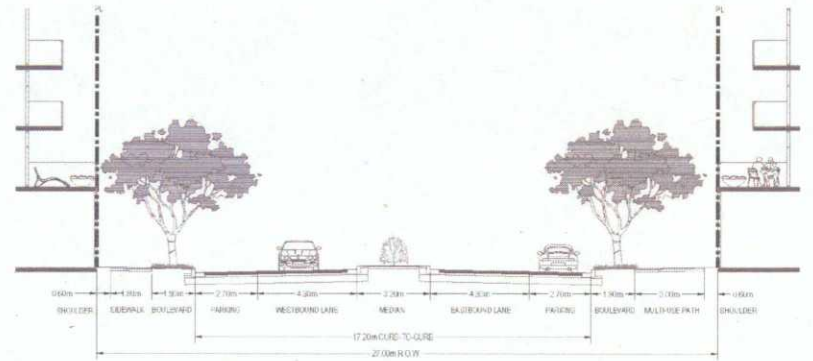
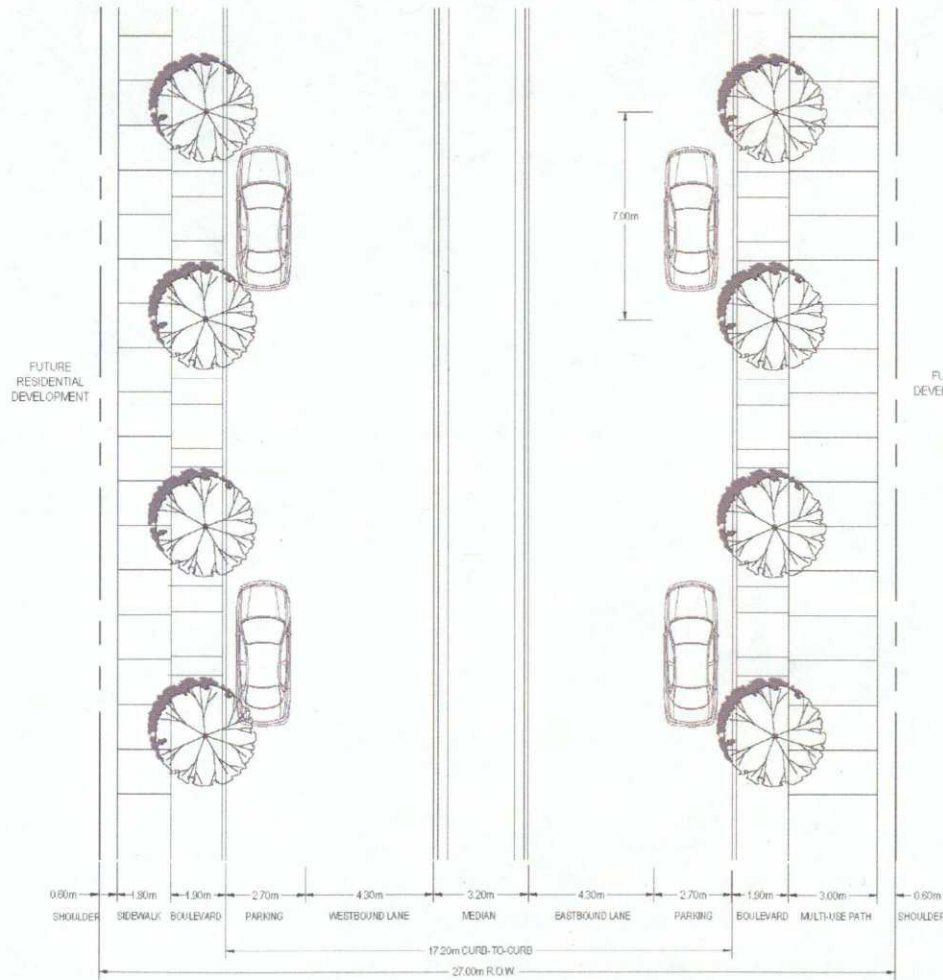
Mews: The surface treatment of the mews may also be concrete unit pavers in one to three shades of gray. The mews are anticipated to remain in private ownership with legal rights for public access. The sections of roadway that connect to the mews are probably intended to be dedicated as local City roads and should be paved and detailed to City standards.

Public Art Opportunities

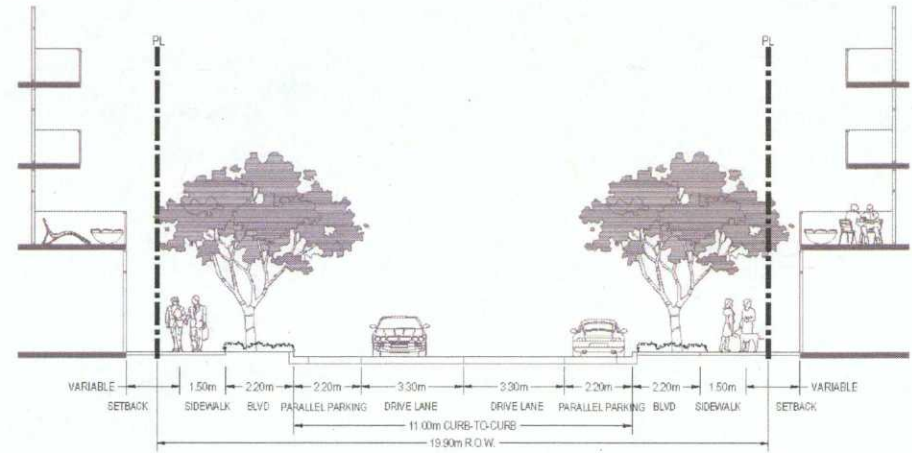
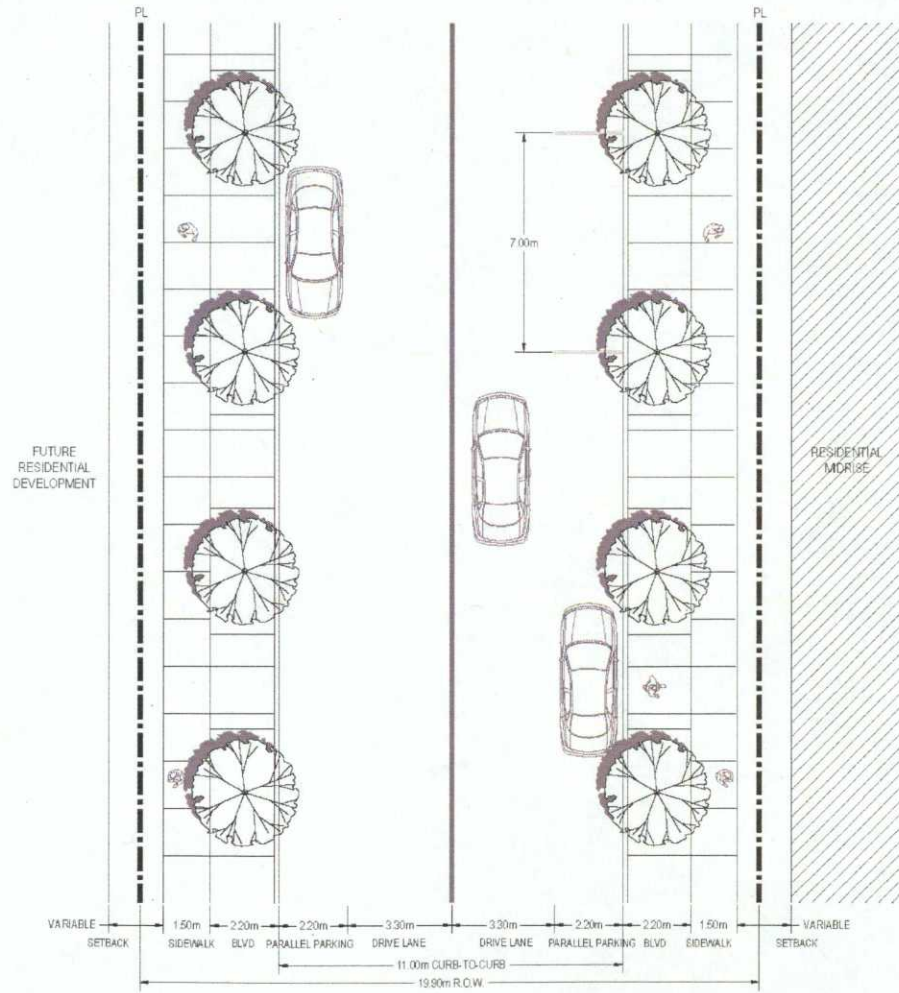
Public art is encouraged to feature references to the natural environment and hillside setting and to consider capturing and detaining stormwater in interesting and imaginative ways.

Significant two and three dimensional public art should be focused along the Central Spine and at the entry points into the Neighbourhood Centre from the north and west. Refer to the Partington Creek Neighbourhood Concept Plan for more information on public art opportunities.

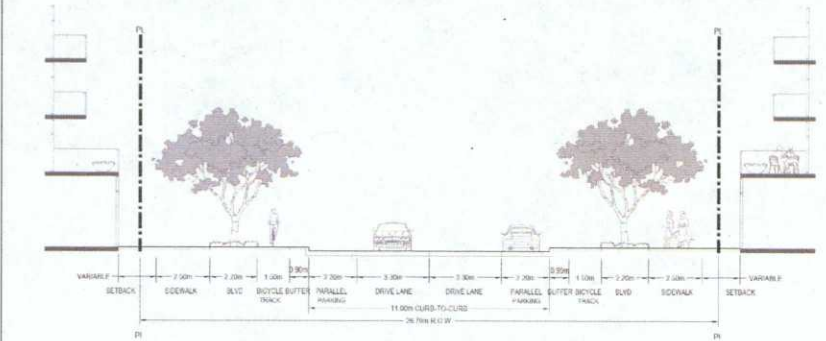
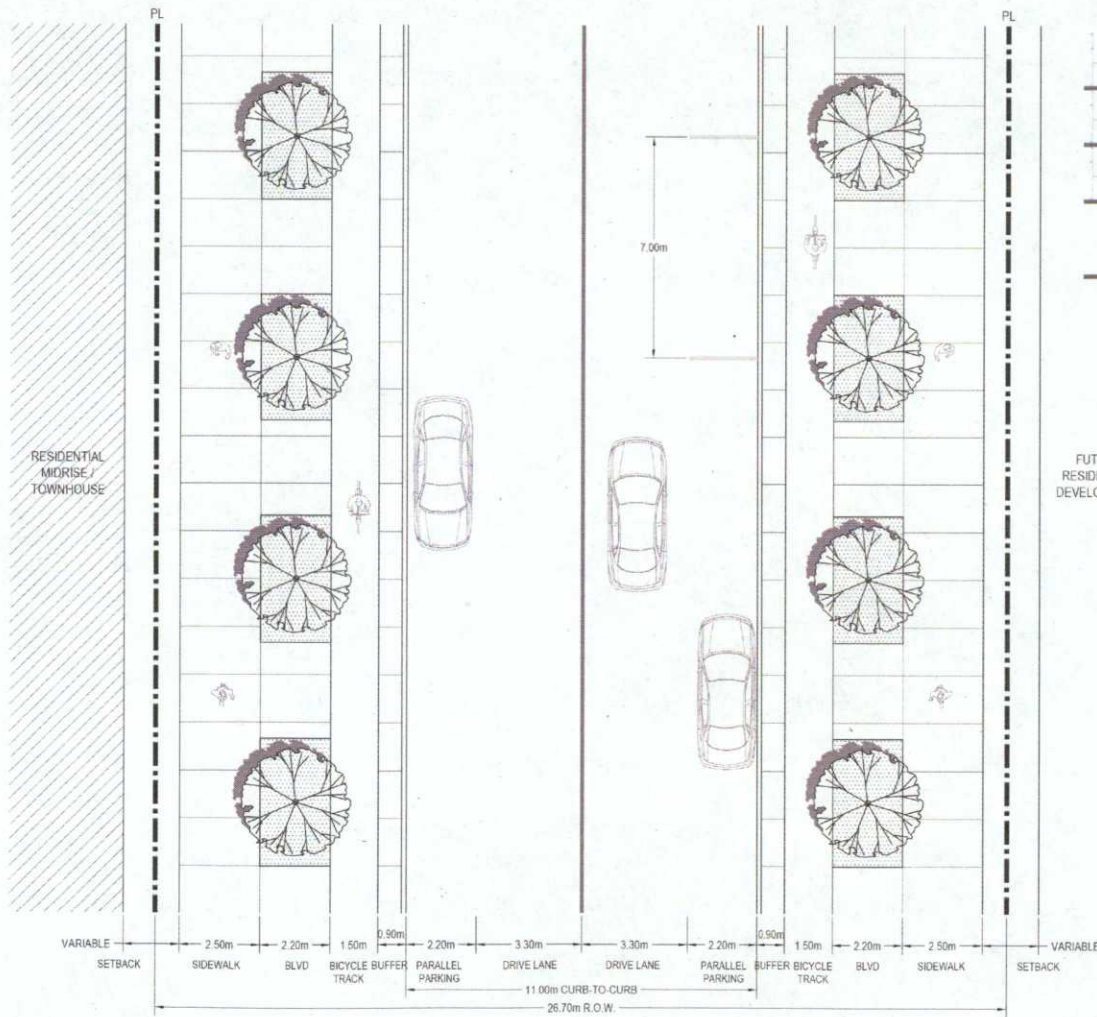
David Avenue



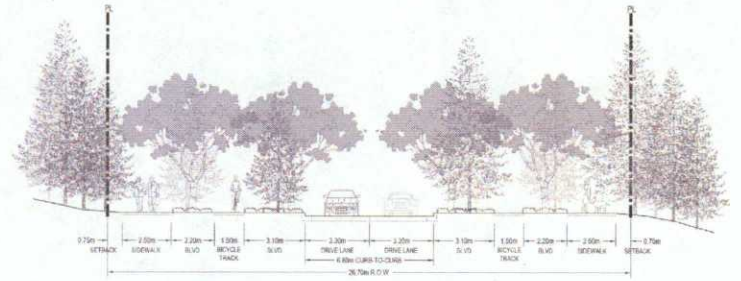
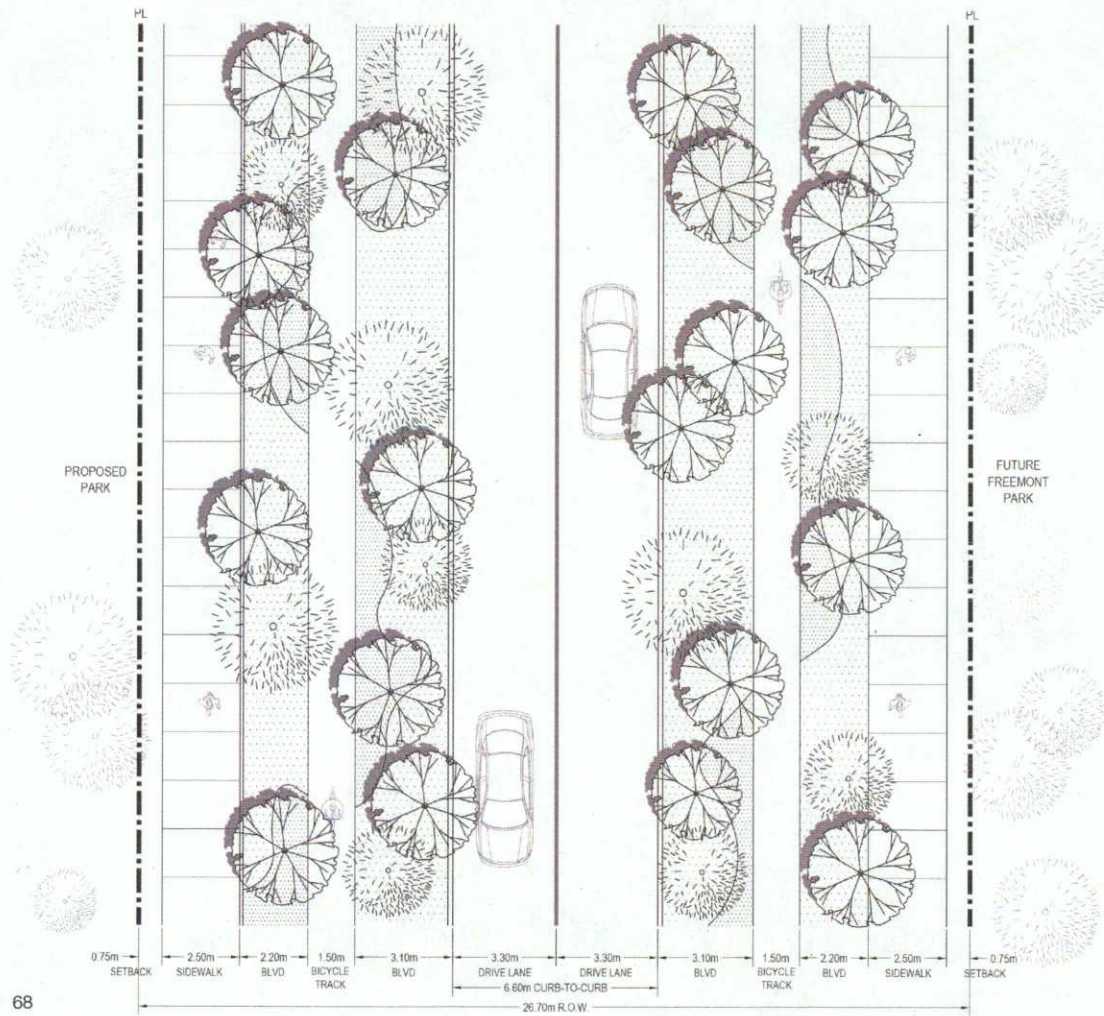
Mitchell Street



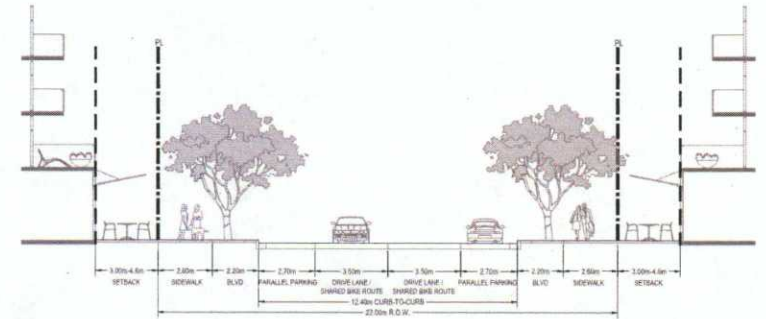
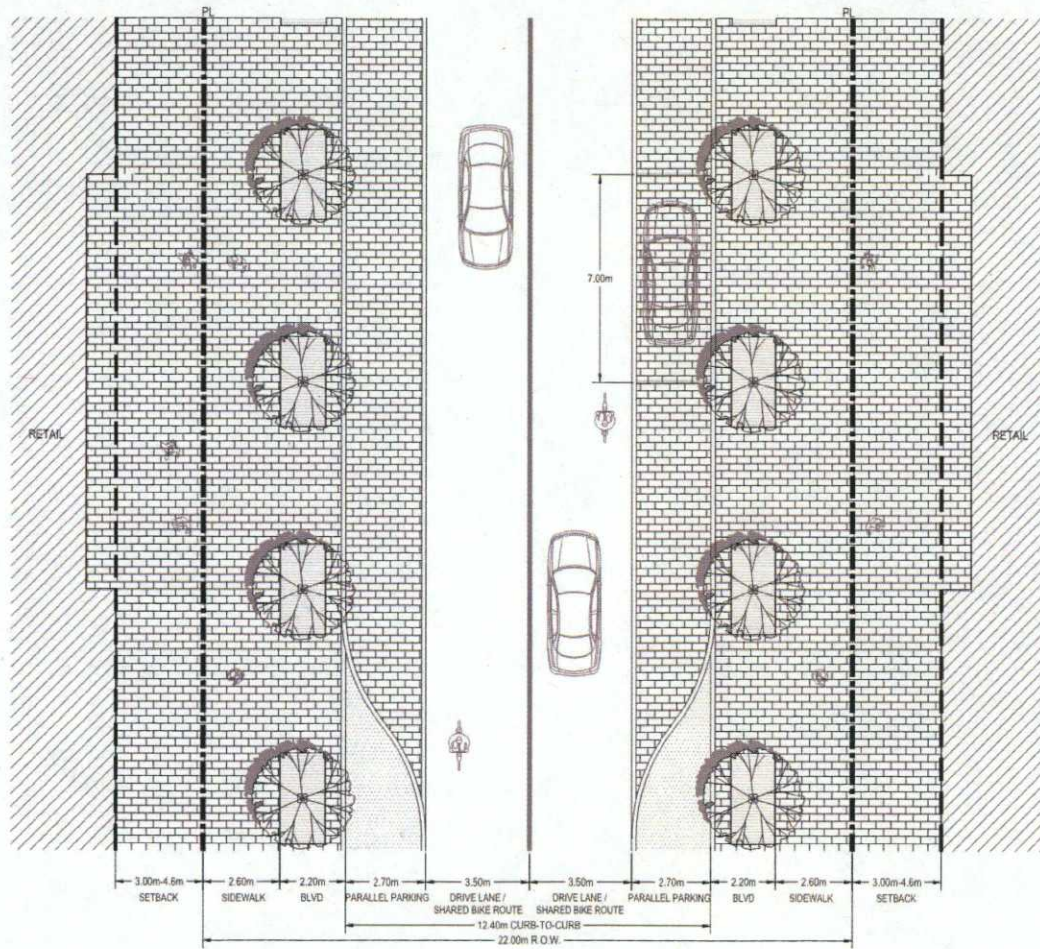
Burke Village Promenade



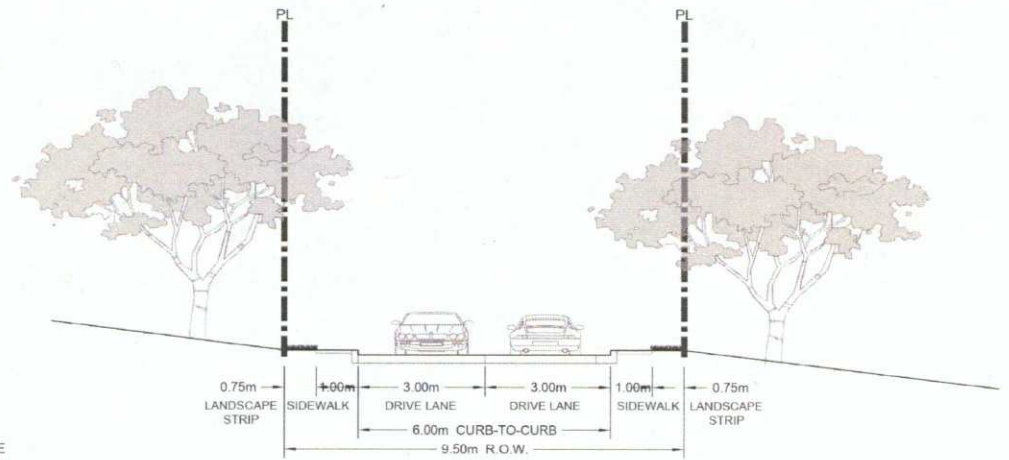
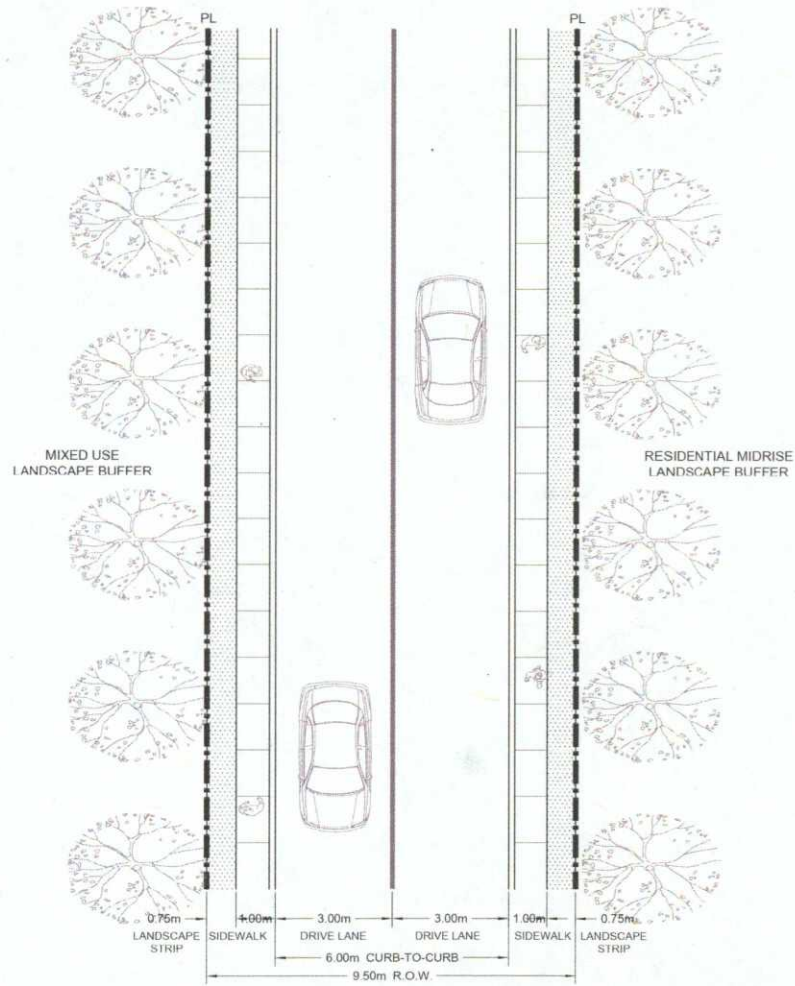
Burke Village Promenade at Freemont Park



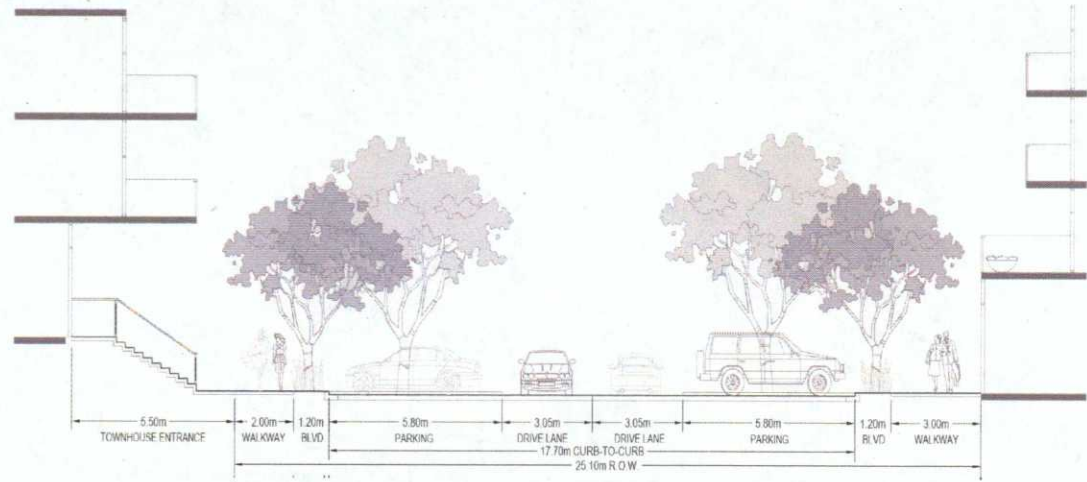
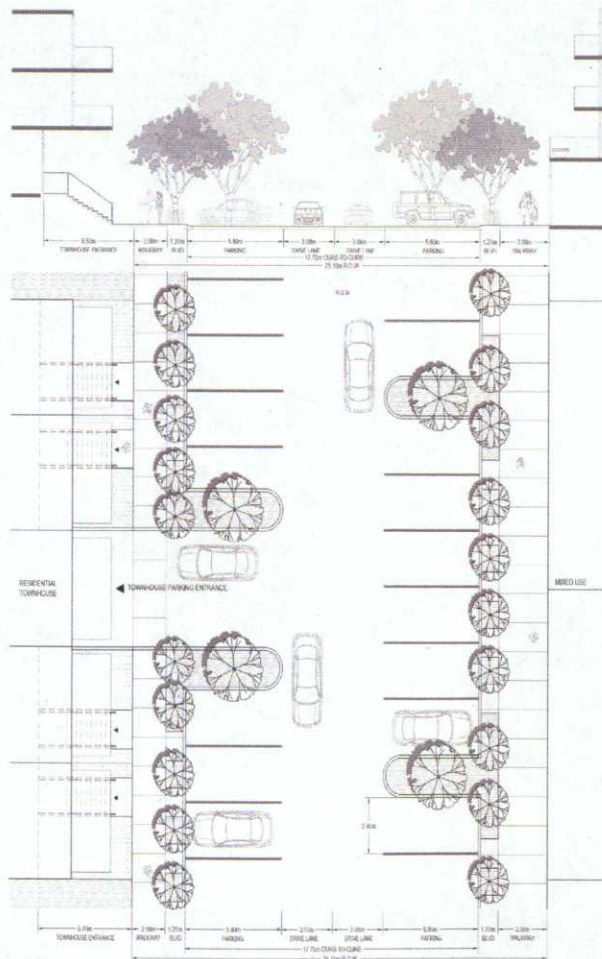
Princeton Avenue



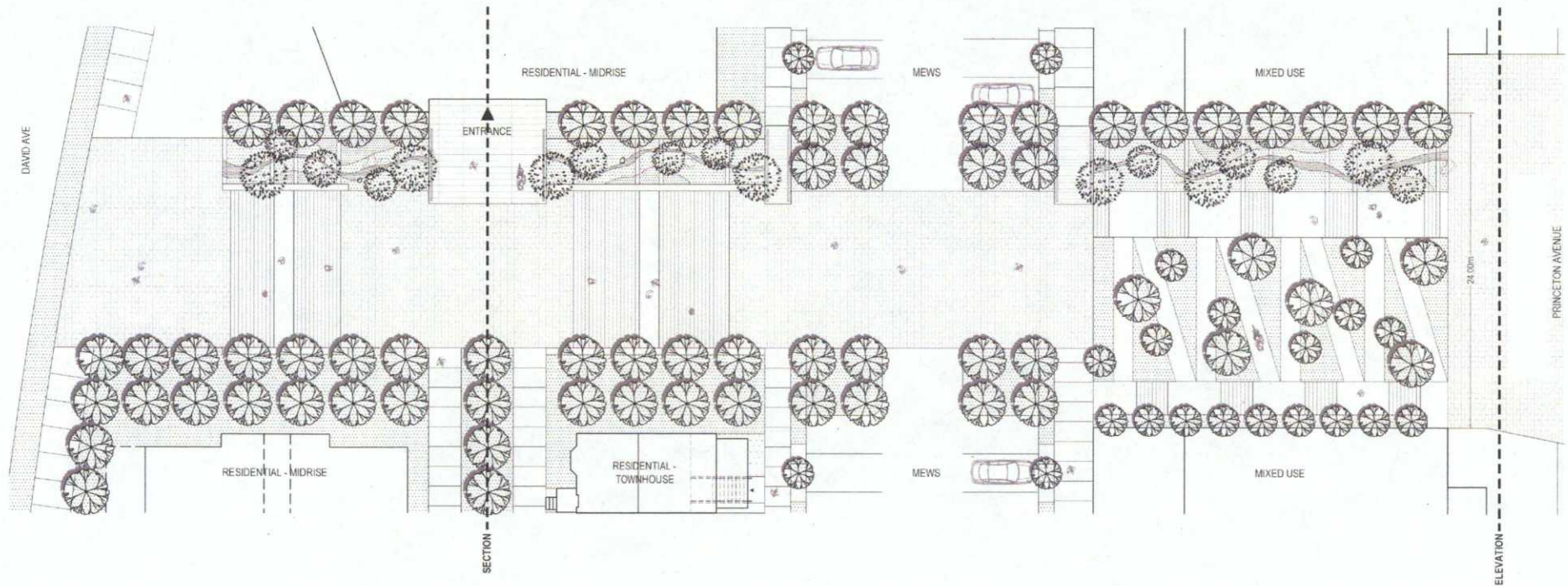
Lane



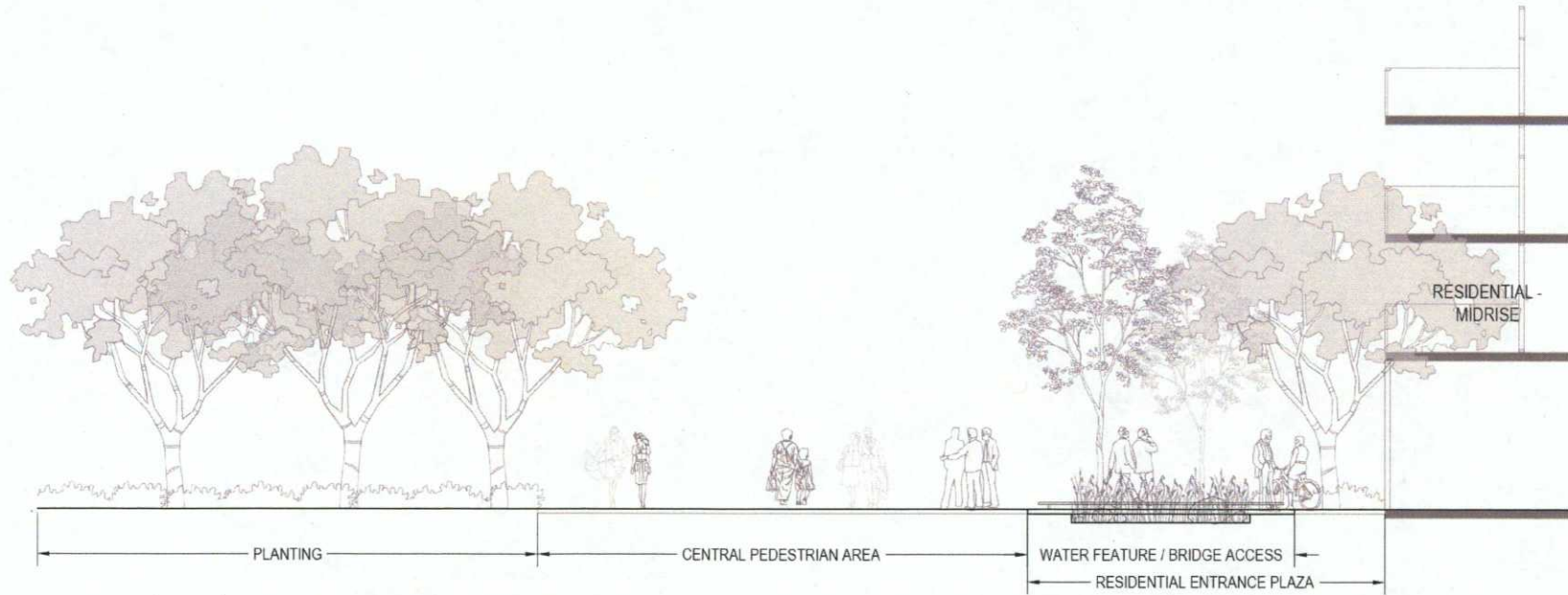
Mews



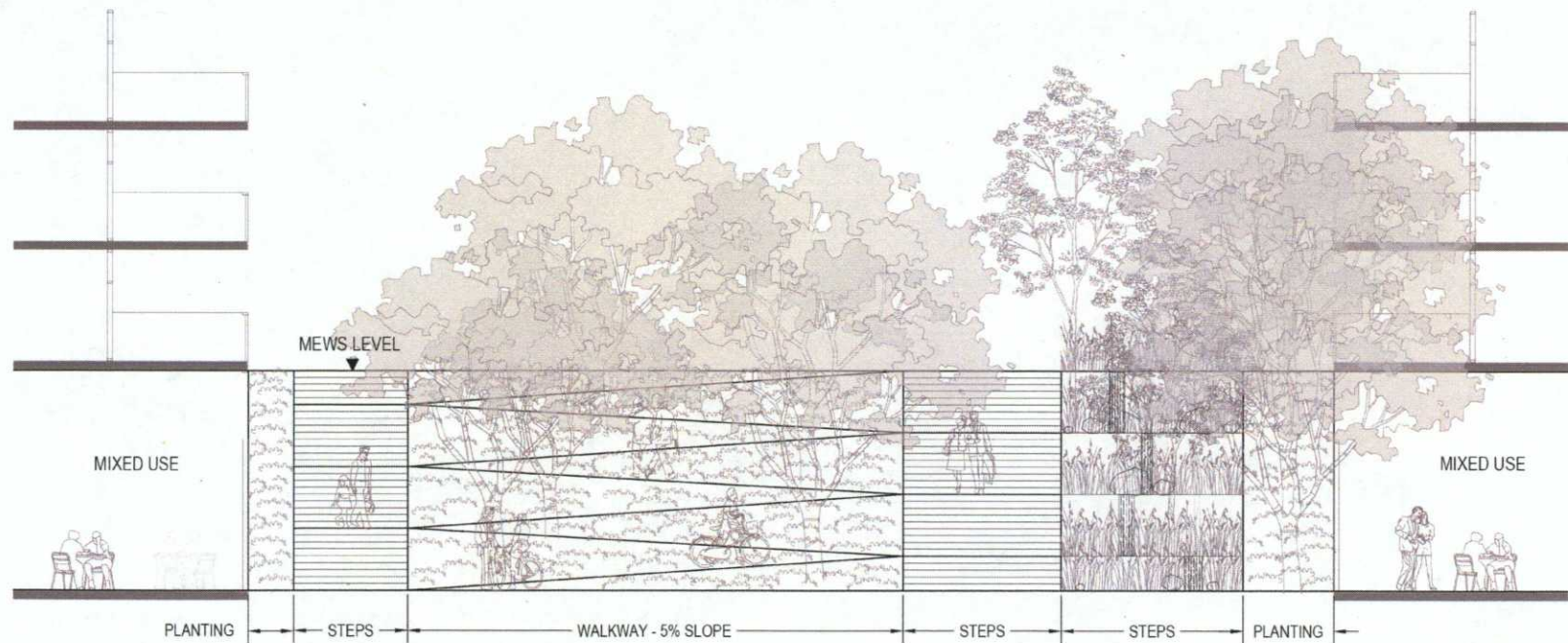
Central Spine - Plan View

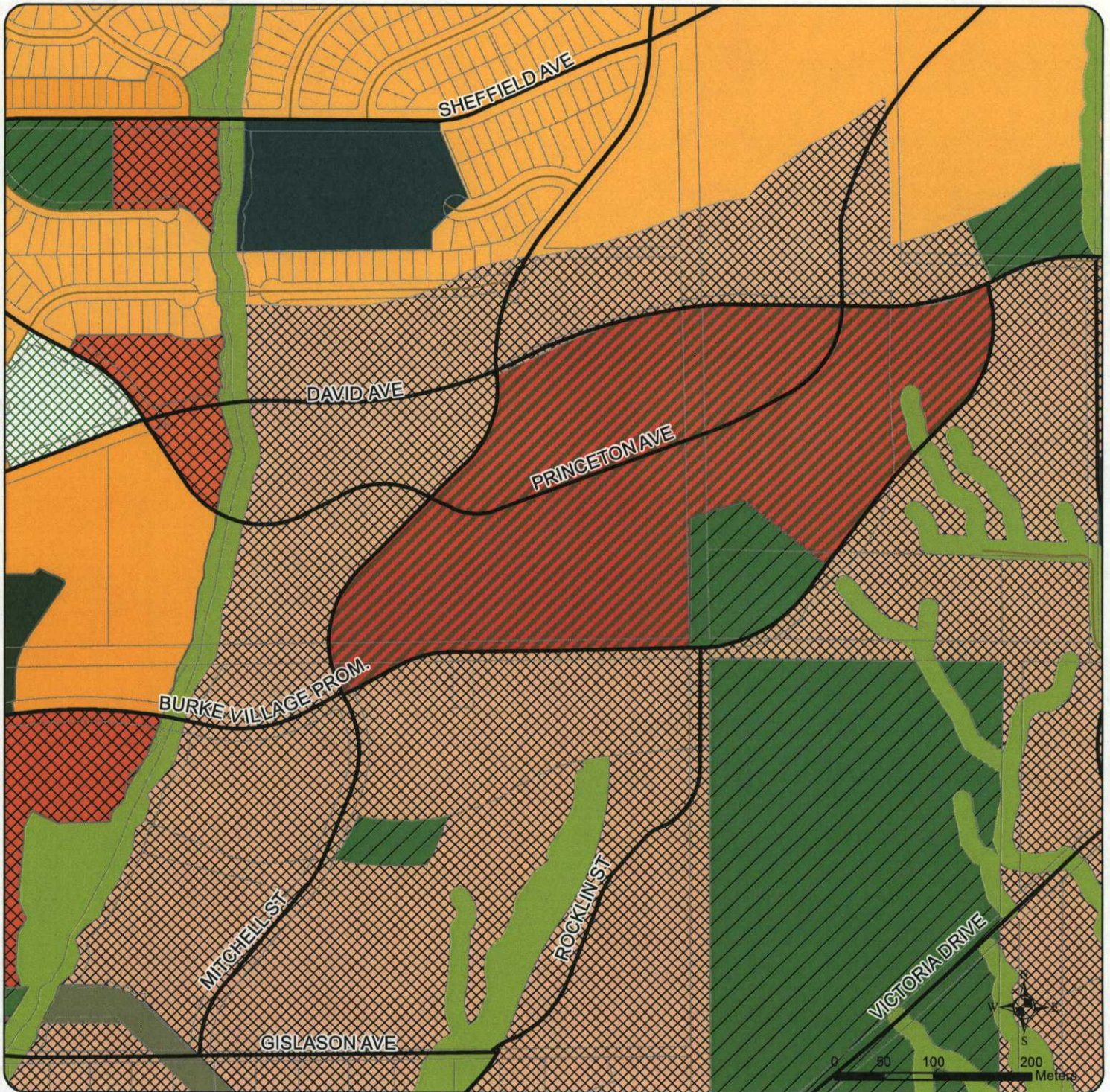


Central Spine - Section at Upper Mews














Central Spine - Elevation at Princeton Avenue

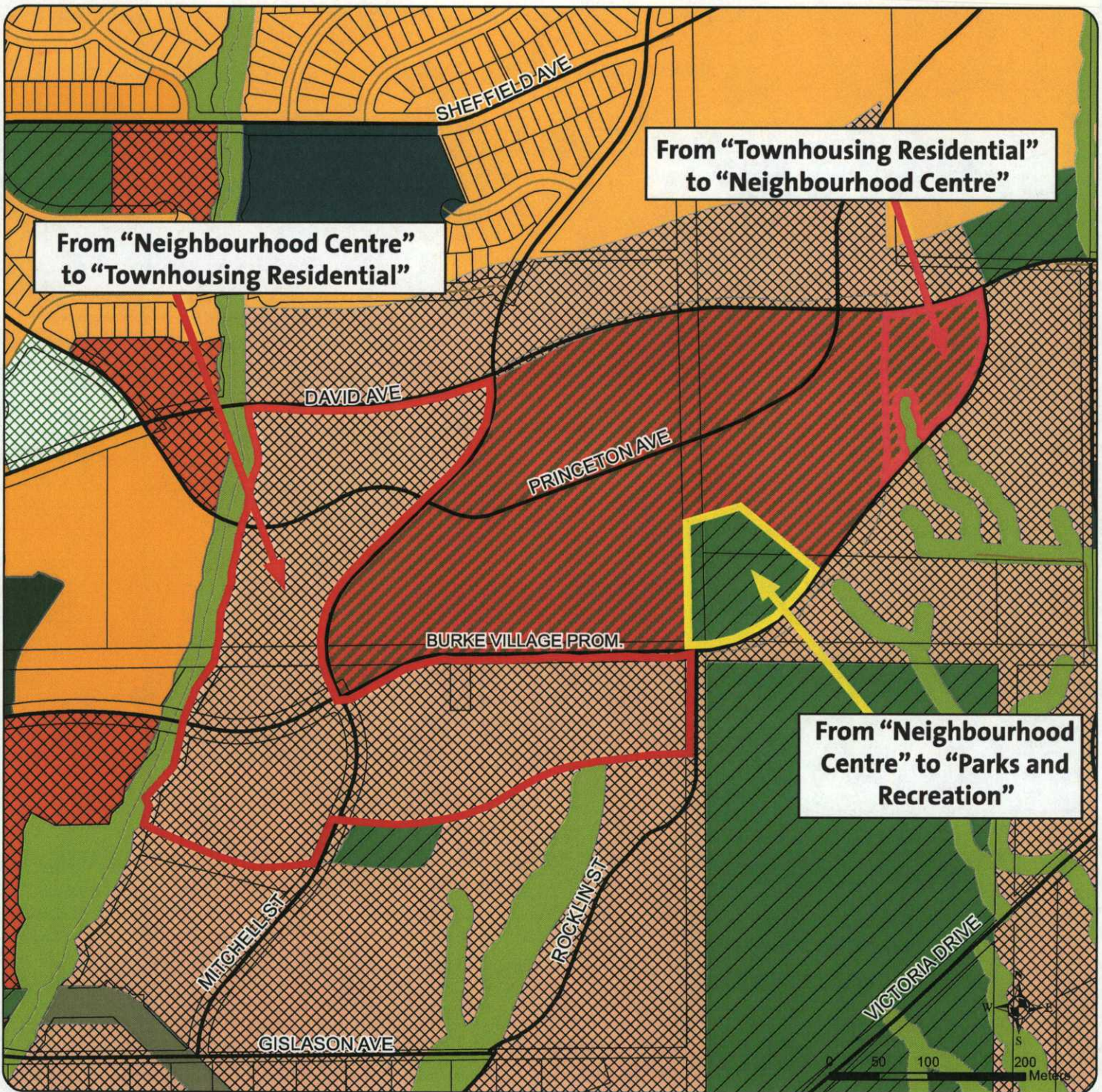















PROPOSED CWOCP LAND USE DESIGNATIONS

- | | |
|--|--|
|  Small Village Single Family |  School |
|  Large Village Single Family |  Open Space |
|  Conventional Townhomes |  Environmentally Sensitive Area |
|  Townhousing Residential |  Parks and Recreation |
|  Neighbourhood Centre |  Street Network |
|  Civic and Major Institutional | |

Application No.: 15 116780 OC
 Map Date: 5/19/2017



AREAS IMPACTED BY PROPOSED LAND USE DESIGNATION CHANGES

- | | |
|--|--|
|  Small Village Single Family |  School |
|  Large Village Single Family |  Open Space |
|  Conventional Townhomes |  Environmentally Sensitive Area |
|  Townhousing Residential |  Parks and Recreation |
|  Neighbourhood Centre |  Street Network |
|  Civic and Major Institutional | |

Note:
Small areas impacted by minor realignments of land use designations and/or road boundaries are not included on this map.

City of Coquitlam

475 Comment Sheet

Partington Creek Neighbourhood Centre (3561 Gislason Avenue, 3512 David Avenue, Lot 8 Plan 2238)

From:
Elaine Perreten



I am the owner of Lot 8, Plan 2238 in the present Partington Creek Neighbourhood Centre area.

You are making an application to amend the CWOCP. This amendment will change my property from Neighbourhood Centre to Townhousing Residential. I want to register my objection to this, as it will devalue my property. I believe my property is more valuable under the Neighbourhood Centre zoning which may allow for greater density and be in closer proximity to facilities in the Centre.

I am in the process of talks with the City to sell my property to you. However, I am not content to sell it at a devalued price. It would be fair, I think, to have my property purchased by the City for a price basing it's value as being located within the Neighbourhood Centre parcel.

Should the amendment to the CWOCP be approved my lot will still be quite close to the Neighbourhood Centre parcel and is a valuable aquisition by the City as it will facilitate the planning and parcelling for public offering to developers rather than being an impediment.

I would like council to note my concern, and understand my request for consideration in the negotiation of a fair price for my lot.

Yours sincerely,

Elaine Perreten

Hewson, Lauren

From: [REDACTED]
Sent: Wednesday, March 22, 2017 2:35 PM
To: Clerks Dept
Subject: Partington Creek Neighbourhood Centre

To whom it may concern,

Thank you for allowing input from residence of Coquitlam. I moved my family to Burke Mountain after talking with council members and public that the proposed Partington Creek Neighbourhood Centre would be developed in a relatively short period of time. That was eight years ago. I feel like the process of development should be a focus point for the city of Coquitlam. There are many residence here that have the same feelings as I do. I really hope and trust this will be done in a timely fashion. Also, the city has an opportunity to develop in Partington Creek area for residential in surrounding areas and I would hope that this particular section is focused on amenities for the public rather than more housing.

Sincerely,

Joel Dalgarno

[REDACTED]

Hewson, Lauren

From: Child, Susan [REDACTED]
Sent: Thursday, March 23, 2017 5:58 PM
To: Clerks Dept
Subject: Notice of Public Consultation on Village Centre

Hi,

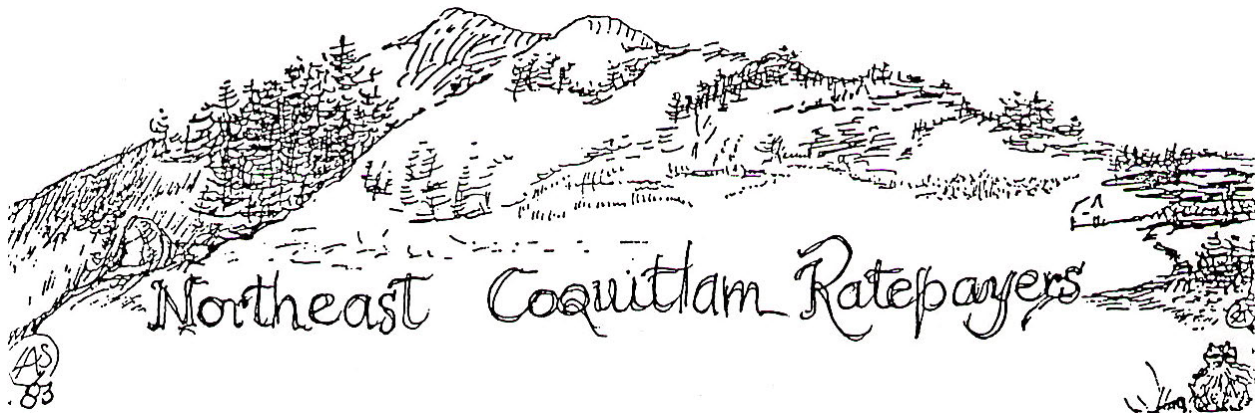
I like to make a comment with all this proposed development (not just this area) where is the road system, I don't want to see dump trucks travelling through my area for another 2 decades, what's happening with the Fremont Connector?? Are you clear cutting the whole mountain, that would be a shame, I don't think that is what people had in mind when we moved here.

Thanks
Susan Child

Sent from my iPhone

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-BCHydroDisclaimerID5.2.8.1541



March 23, 2017

Clerks@coquitlam.ca

Council@coquitlam.ca

RE: Partington Creek Neighborhood Centre

The Northeast Coquitlam Ratepayers' Association has concerns about the small size of the Partington Creek neighborhood center and as such oppose conversion of designated neighborhood center lands to solely multifamily uses.

Current plans are for an excess of 30,000 residents in the area. While this is overbuilt with respect to the original plans, the village has to support the future population, otherwise, the shoppers will go elsewhere and the walkable community will not exist. This is equivalent to the entire population of Port Moody and as such, will require more than a couple of dozen small stores to support the anticipated Burke mountain population. The retail area should be much larger than the proposed site in order to be anywhere near equivalent to the Port Moody retail service area. Without sufficient selection and size of the retail area, the critical mass will not afford the selection and variety required for successful retail area.

The original plan was for a 68.2 acre village. It appears from this plan that more than half of that is gone. It is also not clear why the City is planning on closing commercial property zonings in favour of multifamily. One would surmise that commercial property is more valuable than multifamily.

Currently, the only stores are at David and Coast Meridian and a suggested retail area at Highland and Coast Meridian was rejected by the city. The suggested village size would also have been too small for the originally planned population but because of overbuilding and secondary suites in Smiling Creek, Upper and Lower Hyde Creek developments, beyond the planned unit counts, the proposed design, in no way, meets the anticipated population's requirements.

The Northeast Coquitlam Ratepayers' Association voted unanimously to oppose the rezoning and strongly recommends that the city reconsider expanding the village core area much as possible, or practical.

Thank you for your attention to this matter,
Jim McNeill, President

NORTH EAST COQUITLAM RATEPAYERS ASSOCIATION

**City of Coquitlam
BYLAW****BYLAW NO. 4742, 2017**

A Bylaw to amend the "City of Coquitlam
Citywide Official Community Plan Bylaw No. 3479, 2001"

WHEREAS certain changes are necessary for the clarification and effective and efficient operation of City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001 (the "OCP") and amending Bylaws, in accordance with the *Local Government Act*, R.S.B.C., 2015, c. 1;

NOW THEREFORE, the Municipal Council of the City of Coquitlam in open meeting assembled, ENACTS AS FOLLOWS:

1. Name of Bylaw

This Bylaw may be cited for all purposes as the "Citywide Official Community Plan Amendment Bylaw No 4742, 2017".

2. Amendment to Part 3 – Northeast Area Plan

Part 3 of the OCP is amended as follows:

2.1 Part 3 - Area and Neighbourhood Plans, Chapter 11 Northeast Coquitlam Area Plan shall be amended as follows:

- a. Part A – Background, Section 2.3 Economic and Commercial Development, third paragraph is amended by deleting the text:
 "(See Map 8)"
- b. Part B – Policies and Guidelines, Section A-1.0 Land Use Designations, third paragraph is deleted and replaced with the following:

 "**Neighbourhood Centre** – The intent of this designation is to accommodate a mix of residential and commercial uses along with civic, institutional and park and open space uses within a neighbourhood core serving residents in northeast Coquitlam. The neighbourhood centre is envisioned as a primarily pedestrian-oriented area with street front shops along a "main street" corridor."
- c. Part B – Policies and Guidelines, Section A-1.0 Land Use Designations, Table 1 – Relationship of Zoning Bylaw to Corresponding Land Use Designations, is amended by deleting the row "Neighbourhood Centre" and replacing with the following:

2. Amendment to Part 3 – Northeast Area Plan cont'd/

Land Use Designation	Corresponding Zone(s)
Neighbourhood Centre	C-5 Community Commercial in accordance with Schedule H, in the Partington Creek Neighbourhood Plan
	RM-4 Multi-Storey High Density Apartment Residential, in accordance with Schedule H in the Partington Creek Neighbourhood Plan
	RM-3 Multi-Storey Medium Density Apartment Residential, in accordance with Schedule H in the Partington Creek Neighbourhood Plan
	RM-2 Three-Storey Medium Density Apartment Residential, in accordance with Schedule H in the Partington Creek Neighbourhood Plan
	RT-2 Townhouse Residential, in accordance with Schedule H in the Partington Creek Neighbourhood Plan
	P-1 Civic Institutional, in accordance with Schedule H in the Partington Creek Neighbourhood Plan
	CD Comprehensive Development, in accordance with Schedule H in the Partington Creek Neighbourhood Plan

- d. Part B – Policies and Guidelines, Section A-4.0 - Commercial Development Policies, Policy A-4.1 Village Core Development, is deleted and replaced with the following:

“Policy A-4.1 Neighbourhood Centre Commercial Development

- a) Development in the Neighbourhood Centre designation shall reflect the City’s vision to create a pedestrian-oriented centre and will include retail and personal service land uses at street level with residential and other commercial uses above the first floor. The centre is also envisioned as a focus for key civic and institutional uses such as a community centre and commercial recreation complex with transit service to neighbouring residential areas and Coquitlam City Centre.”
- e. Schedule ‘B’ Northeast Coquitlam Area Plan is deleted and replaced with “Schedule ‘A’” attached to this Bylaw.
- f. Map No. 3 Proposed Village Area is deleted and replaced with “Schedule ‘B’” attached to this Bylaw.
- g. Map No. 5 Major Roadway Network Concept is deleted and replaced with “Schedule ‘C’” attached to this Bylaw.
- h. Map No. 6 Primary Bicycle Network Concept is deleted and replaced with “Schedule ‘D’” attached to this Bylaw.
- i. Map No. 7 Primary Pedestrian Network Concept is deleted and replaced with “Schedule ‘E’” attached to this Bylaw.
- j. Map No. 8 Long-Term Economic Development Opportunities is deleted.

3. Amendment to Part 3 – Partington Creek Neighbourhood Plan

Part 3 of the OCP is amended as follows:

3.1 Part 3 - Area and Neighbourhood Plans, Chapter 11.4 Partington Creek Neighbourhood Plan shall be amended as follows:

a. Table of Contents, 7.0 SCHEDULES, is amended by adding:

“Schedule G – Partington Creek Neighbourhood Centre Land Use
Schedule H – Partington Creek Neighbourhood Centre Corresponding Zones
Schedule I – Partington Creek Neighbourhood Centre Pedestrian, Greenway & Bicycle Network”

b. Figure 2: Partington Creek Neighbourhood Plan Area is deleted and replaced with the figure attached hereto and marked “Schedule ‘F’” to this Bylaw.

c. Section 2.3 Land Use Concept, second paragraph, first bulleted sub-paragraph is deleted and replaced with the following:

“a distinct, vibrant mixed-use Neighbourhood Centre that may accommodate commercial, civic and recreational uses, as well as medium-density residential building forms, including townhouses, low-rise apartment buildings up to six storeys, and possibly some mid-rise apartment buildings up to ten-storeys if there is a market for this latter housing type.”

d. Figure 4: Land Use Concept is deleted and replaced with the figure attached and marked “Schedule ‘G’ to this Bylaw.

e. Section 2.3.1 Land Use Designations is amended by deleting the description for “Neighbourhood Centre” and replacing with the following:

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

f. Section 2.3.2 Land Use Designation Capacity and Areas, Table 1 – Land Use Calculations is deleted and replaced with the following:

“Table 1 - Land Use Area Calculations

Land Uses	Area (Ha)	Area (ac)	%
Neighbourhood Centre	14.5	35.6	6%
Townhousing Residential	96.2	237.7	40%
Compact Low Density Residential	52.4	129.5	22%
Baycrest Low Density Residential	8.1	20.0	3%
Suburban Residential	12.0	29.6	5%
Parks and Recreation	20.3	50.2	8%
School	6.0	14.8	2%
Environmentally Sensitive Areas	29.1	71.9	12%
Open Space	2.0	5.0	1%
TOTAL:	240.6	594.3	100%

3. Amendment to Part 3 – Partington Creek Neighbourhood Plan cont'd/

- g. Section 2.3.2 Land Use Designation Capacity and Areas, fourth paragraph is deleted in its entirety.
- h. Section 2.3.3 Corresponding Zones, first paragraph, third sentence is deleted in its entirety.
- i. Section 2.3.3 Corresponding Zones, Table 2 – Corresponding Zones is amended by deleting the row “Neighbourhood Centre” and replacing with the following:

Land Uses	Corresponding Zone(s)
Neighbourhood Centre	C-5 Community Commercial, in accordance with Schedule H
	RM-4 Multi-Storey High Density Apartment Residential, in accordance with Schedule H and Policy 3.1(b)
	RM-3 Multi-Storey Medium Density Apartment Residential in accordance with Schedule H and Policy 3.1(b)
	RM-2 Three-Storey Medium Density Apartment Residential in accordance with Schedule H
	RT-2 Townhouse Residential, in accordance with Schedule H
	P-1 Civic Institutional, in accordance with Schedule H and Policies 3.3(a) and 3.3(b)
	CD Comprehensive Development, in accordance with Schedule H

- j. Section 3.1 Residential, fourth paragraph, third sentence is deleted and replaced with the following:

“The Plan focuses residential uses, predominantly apartments and townhousing, within the Neighbourhood Centre designation, to support planned commercial and civic uses.”
- k. Section 3.1 Residential, Policy (b), is deleted and replaced with the following:

“b) Focus higher density multi-family housing in the Neighbourhood Centre land use designated area, including townhouses, low-rise apartment buildings and, possibly, mid-rise apartment buildings along the south side of David Avenue if there is a market for this type of housing.”
- l. Section 3.3 Civic and Major Institutional, is amended by adding the following as a new third paragraph:

“A site area is identified for “Mixed Use Commercial Recreational Complex” in the Neighbourhood Centre (Schedule G) which is intended to accommodate a community facility and other civic and institutional uses.”
- m. Section 3.3 Civic and Major Institutional, Policy (a) is amended by deleting and replacing with the following:

3. Amendment to Part 3 – Partington Creek Neighbourhood Plan cont'd/

“a) The development of a community recreation facility within the Neighbourhood Centre, and in accordance with Schedule G, may be combined with other compatible uses that provide a broad range of indoor and outdoor community activity and meeting spaces.”

- n. Section 3.4.1. Parks, Recreation and Culture, Table 5 – Existing and Proposed Parks is deleted and replaced with the following:

“Table 5 – Existing and Proposed Parks

	Park Site	Area (Ha)	Area (ac)
1	Freemont Park (existing)	14.8	36.6
2	Star Creek Park	0.9	2.2
3	Knoll Park	1.2	3.0
4	Pinecone Burke Trailhead	0.4	1.0
5	David Avenue Park	0.9	2.2
6	Baycrest Park	0.4	1.0
7	Mitchell Street Park	0.4	1.0
8	Neighbourhood Centre Park	1.4	3.5
9	Urban Plaza/Green Spine	0.6	1.5
	TOTAL	21.0	52.0

- o. Section 3.4.1. Parks, Recreation and Culture, Policy (i), is deleted and replaced with the following:

“i) Explore the scope of a community facility in the Neighbourhood Centre. Items that may be considered over time include recreation and cultural amenities such as a gymnasium, indoor pool, ice surface, library, multi-purpose meeting space, and other cultural amenities, which may be combined with other compatible uses.”

- p. Section 3.4.1. Parks, Recreation and Culture, Policy (m), is amended by deleting the policy in its entirety.

- q. Section 3.7 Transportation, Pedestrian Policies, Policy (b), is deleted and replaced with the following:

“b) Link new pedestrian and cycling circulation systems with existing routes and trails and integrate greenways with the public on-street walkway system to create a seamless pedestrian/cyclist network as generally illustrated on Schedule F and on Schedule I.”

- r. Section 3.7 Transportation, Cycling Policies, Policy (f), is deleted and replaced with the following with the following:

3. Amendment to Part 3 – Partington Creek Neighbourhood Plan cont'd/

- (f) Establish a system of on-street and off-street bicycle routes that, together with the greenways network, support both commuter and recreational cycling throughout the Neighbourhood in accordance with Schedule F and Schedule I.”
- s. Section 3.7 Transportation, Street Policies, Policy (o), is deleted and replaced with the following:
 - (o) Where possible, use a modified grid system of streets with short blocks to provide multiple travel routes for vehicles, pedestrians and cyclists as generally illustrated on Schedule E and Schedule I.”
- t. Section 4.1, Partington Creek Neighbourhood Centre, preamble, is deleted and replaced with the following:

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

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

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

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

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

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

3. Amendment to Part 3 – Partington Creek Neighbourhood Plan cont'd/

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

- u. Section 4.1, Partington Creek Neighbourhood Centre, Policy (a) is amended by deleting the text and replacing with the following:

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

Land Use Concept:

- i. The following land uses, as further illustrated on Schedule G, will guide land use location and type within the Neighbourhood Centre:
1. **Apartment/Townhouse Residential:** Accommodates low and mid-rise apartments and ground-oriented townhouse buildings.
 2. **Green Spine:** Accommodates a series of linked public spaces connecting from David Avenue to the Neighbourhood Centre park and Burke Village Promenade. The Green Spine is predominately public dedicated space that accommodates the primary north/south pedestrian and cycling access through the Neighbourhood Centre.
 3. **Mixed Use Commercial Recreation Complex:** Accommodates civic, institutional, commercial and residential uses up to six (6) storeys.
 4. **Mixed Use Continuous Commercial:** Accommodates mixed-use commercial and residential up to six (6) storeys along Princeton Avenue. Flexible uses (i.e., retail/live-work/residential) may be provided on the periphery of the shopping core along Princeton Avenue, and across from the Mixed Use Commercial Recreation Complex, but should not be located in a manner that precludes continuity of commercial uses.
 5. **Mixed Use Grocery:** Accommodates mixed-use commercial and apartment and stacked townhouse residential up to four (4) storeys with the primary commercial use comprising a retail grocery store outlet.
 6. **Park:** Accommodates public park to allow recreational and cultural activities adjacent to the commercial recreation complex and in close proximity to Princeton Avenue.
- ii. Up to 2,000 residential units will be developed in the Centre in medium-density building forms, including townhouses, stacked townhouses, apartments, and mixed residential and commercial use buildings.

3. Amendment to Part 3 – Partington Creek Neighbourhood Plan cont'd/

- iii. Buildings heights will be in the range of three to six storeys, but apartment buildings up to ten storeys may be considered adjacent to David Avenue, if there is sufficient market demand for this building form.
- iv. Up to 11,150 m² (120,000 sq. ft.) of commercial floorspace may be developed in the Centre over time as warranted by demand and will include a wide range of potential uses, including retail, food and beverage, health and fitness, personal and professional services, and office.
- v. Commercial and civic development will be focused on the “Main Street” (Princeton Avenue) through the Neighbourhood Centre, which has a nearly level grade for most of its length and is highly walkable.
- vi. The City will explore opportunities to advance a grocery store to locate in the Neighbourhood Centre in accordance with Schedule G.
- vii. A public plaza approximately 2,880 m² (31,000 sq. ft.) in size will be located in the heart of the Neighbourhood Centre and will serve as a point of social interaction for residents and visitors and will be programmed by the City for a variety of events and activities.
- viii. The major recreation complex planned for the Partington Creek Neighbourhood will be located in accordance with Schedule G and serve surrounding neighbourhoods and may be developed in phases over time, as warranted by demand.
- ix. Opportunities will be explored to potentially include a residential component on top of some or all of the Mixed Use Commercial Recreation Complex, as identified in Schedule G.
- x. A community centre will be sited adjacent to the public plaza and along Princeton Avenue within the Mixed Use Commercial Recreation Complex (Schedule G) and will be in the approximate range of 5,575 m² (60,000 sq. ft.) to 9,290 m² (100,000 sq. ft.).
- xi. A 14,000 m² (3.5 acre) park will be located adjacent to the plaza and will be designed for both passive (e.g., seating) and informal active use (Schedule C and Schedule G).
- xii. The *Partington Creek Neighbourhood Centre Master Plan* will be used for further guidance on how the Centre will develop, including building and ground plane design, plaza elements, and view corridors.

3. Amendment to Part 3 – Partington Creek Neighbourhood Plan cont'd/

Recreation and Culture:

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

Access and Connectivity:

- xv. A pedestrian and cycling network that meets the needs of a diverse range of users will be provided within the Neighbourhood Centre and in accordance with Schedule I.
 - xvi. Parking will be provided in a variety of forms, including surface on and off-street parking and structured at-grade and below-grade parking. Where feasible, and based on specific uses, shared parking between residential, commercial and/or civic uses may be considered.
 - xvii. Princeton Avenue, within the Neighbourhood Centre, is a special case streetscape within the City with a strong placemaking role for the community. As such, unique consideration must be made to the design, surface treatments and finishes for this streetscape.
 - xviii. The *Partington Creek Neighbourhood Centre Streetscape Guidelines* will be used for further guidance with respect to design and finishing of the streetscape and public realm."
- v. Section 4.1, Partington Creek Neighbourhood Centre, Policy (c) is amended by deleting the policy in its entirety.
 - w. Section 5, Development Permit Areas, first paragraph is amended by deleting and replacing with the following:

"All Development Permit Guidelines for the Partington Creek Neighbourhood Plan are located in Part 4 of the CWOCP."
 - x. Section 5, Development Permit Areas, Policy (a) is amended by deleting and replacing with the following:

3. Amendment to Part 3 – Partington Creek Neighbourhood Plan cont'd/

- “a) The Partington Creek Neighbourhood Centre area is designated as a Development Permit (DP) Area to ensure high quality development that is respectful to local environmental conditions and that is appropriate for a mountainside village community is achieved for the Centre. The Development Permit Guidelines relevant to this Development Permit Area are in Part 4, Urban Design and Development Permit Areas.”
- y. Section 5, Development Permit Areas, is amended by adding the following policy:

 - “b) Multi-family residential development is designated as a Development Permit Area, to ensure a consistent design approach that responds to the setting and location of Partington Creek Neighbourhood and its mountainside location.”
- z. Section 6.1 Implementation, Policy (k) is amended by deleting and replacing with the following:

 - “k) Complete an implementation strategy to determine the scope of services to be provided in the mixed-use commercial recreation complex with the Neighbourhood Centre.”
- aa. Section 6.1 Implementation, Policy (a), is amended by deleting the policy in its entirety and renumbering Policies (b) through (o), (a) through (n).
- bb. Schedule ‘A’ Land Use Designations is amended by replacing the schedule with the attached “Schedule ‘H’” to this Bylaw.
- cc. Schedule ‘C’ Parks, Environmentally Sensitive Areas and Open Space is amended by replacing the schedule with the attached “Schedule ‘I’” to this Bylaw.
- dd. Schedule ‘D’ Watercourse Classifications is amended by replacing the schedule with the attached “Schedule ‘J’” to this Bylaw
- ee. Schedule ‘E’ Street Network is amended by replacing the schedule with the attached “Schedule ‘K’” to this Bylaw.
- ff. Schedule ‘F’ Greenways and Bicycle Routes is amended by replacing the schedule with the attached “Schedule ‘L’” to this Bylaw.
- gg. Schedule ‘G’ Partington Creek Neighbourhood Centre Land Use, is added with the attached “Schedule ‘M’” to this Bylaw.
- hh. Schedule ‘H’ Partington Creek Neighbourhood Centre - Corresponding Zones is added with the attached “Schedule ‘N’” to this Bylaw.
- ii. Schedule ‘I’ Partington Creek Neighbourhood Centre Pedestrian Greenway & Bicycle Network is added with the attached “Schedule ‘O’” to this Bylaw.

4. Amendment to Part 4

Part 4 of the OCP is amended as follows:

4.1 Part 4, Urban Design and Development Permit Guidelines shall be amended as follows:

- a. Section 1.2.3 Area of Application, Section a, sub-section ii, is amended by replacing "Partington Creek" with "Partington Creek Neighbourhood Centre".
- b. Section 4.4 Partington Creek is amended by deleting the section in its entirety and replacing with "Schedule 'P'" to this Bylaw.
- c. Schedule 'B' Geographic Development Permit Areas – City Centre, Northwest and Northeast Coquitlam, is amended by replacing the schedule with the attached "Schedule 'Q'" to this Bylaw.

READ A FIRST TIME this _____ day of _____, 2017.

CONSIDERED AT PUBLIC HEARING this _____ day of _____, 2017.

READ A SECOND TIME this _____ day of _____, 2017.

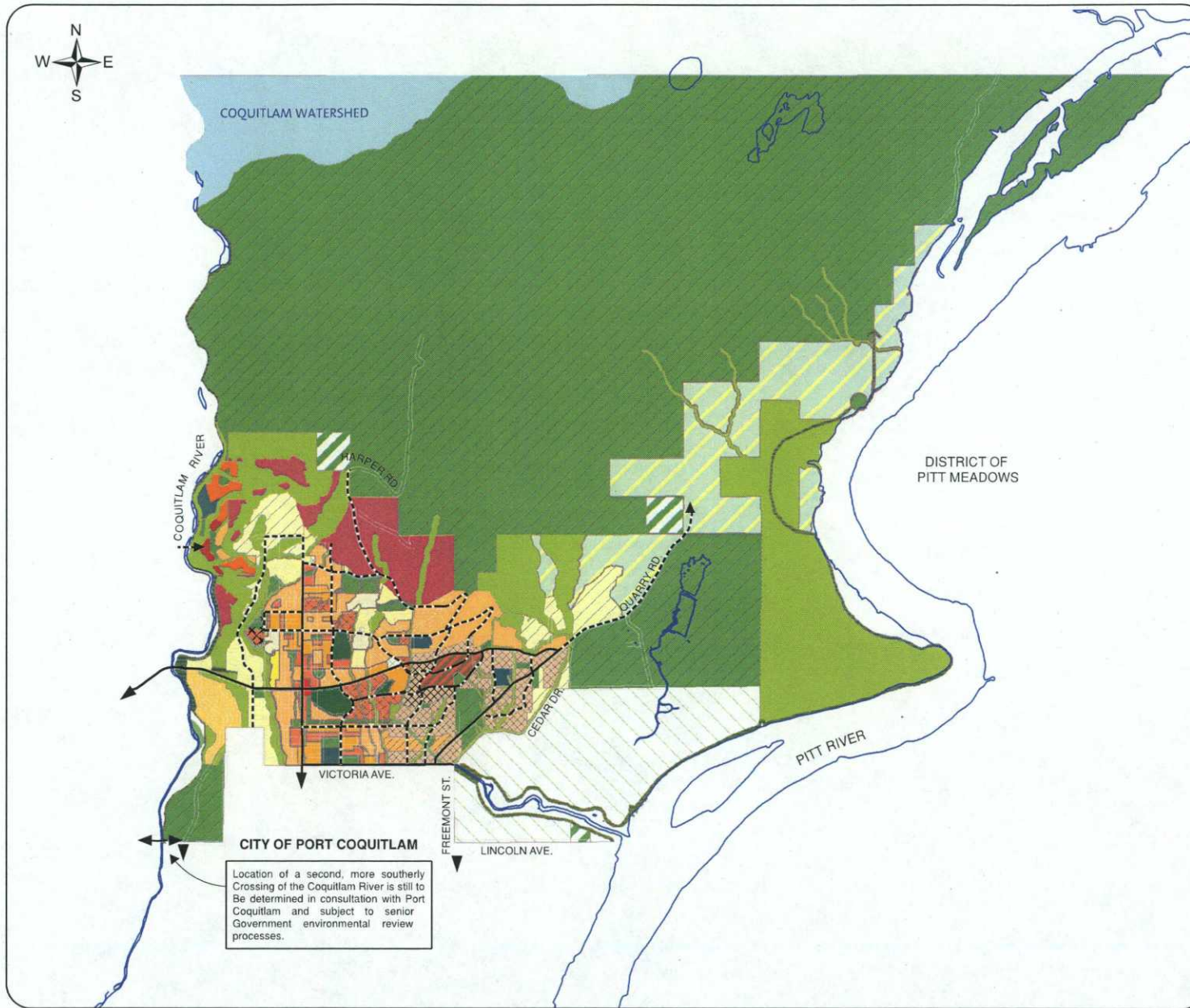
READ A THIRD TIME this _____ day of June _____, 2017.

GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this _____ day of _____, 2017.

MAYOR

CLERK

SCHEDULE A



SCHEDULE B NORTHEAST COQUITLAM AREA PLAN

LAND USE DESIGNATIONS

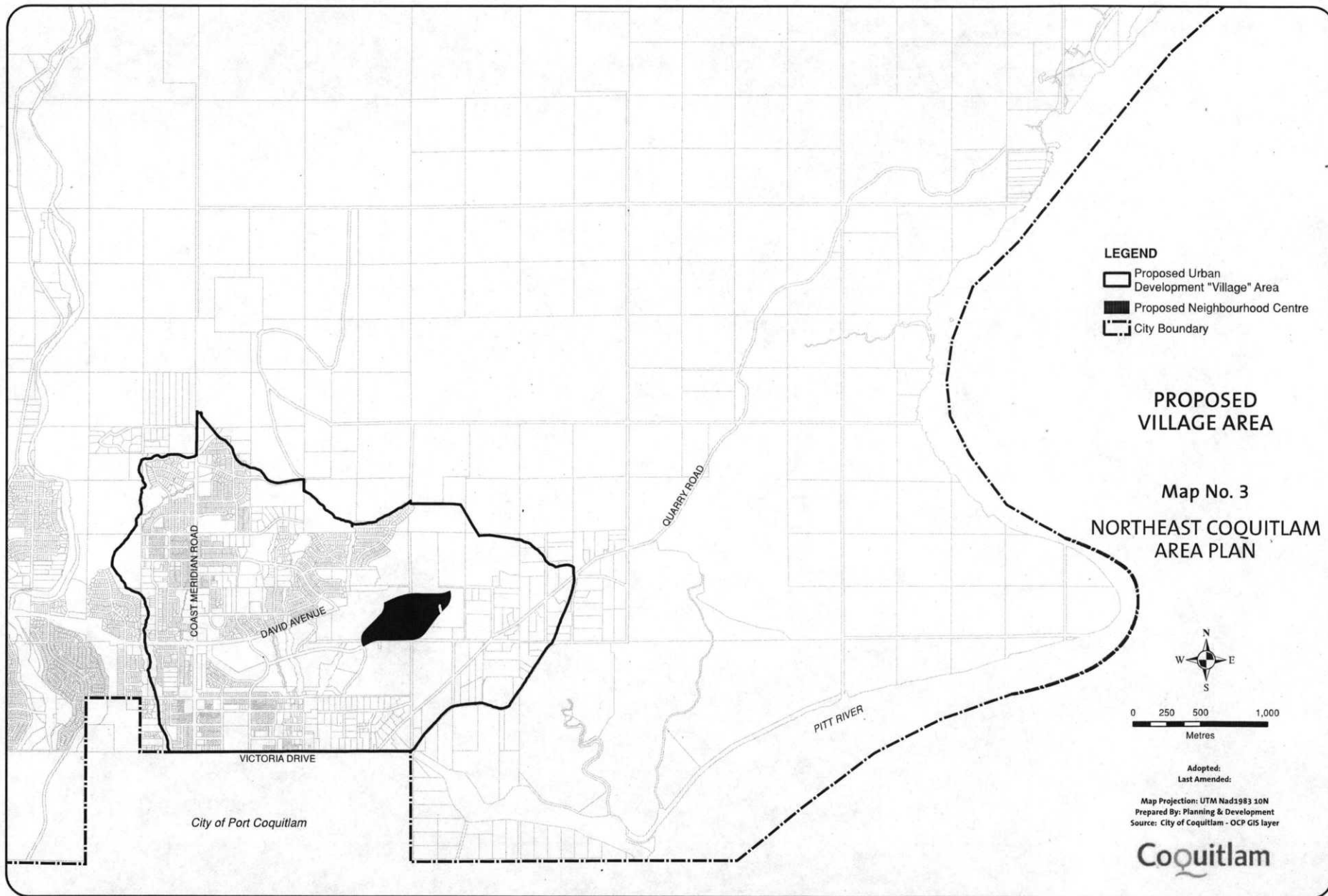
- Agricultural
- Baycrest Low Density Residential
- Civic and Major Institutional
- Compact One Family
- Compact Low Density Residential
- Conventional Townhomes
- Environmentally Sensitive Area
- Development Reserve
- Estate Single Family
- Executive Single Family
- Extensive Recreation
- Large Single Family
- Large Village Single Family
- Linear Park
- Neighbourhood Centre
- Neighbourhood Commercial
- Open Space
- Parks and Recreation
- Protected Resource - Watershed
- Rural Resource and Residential
- School
- School/ Park
- Small Village Single Family
- Street Oriented Village Home
- Suburban Residential
- Townhousing Residential
- Village - High Density Residential
- Village - Medium Density Residential
- Village - Low Density Residential
- Special Study Area
- Future Neighbourhood Parks
- Arterial Street
- Community Collector Street
- Standard Collector Street



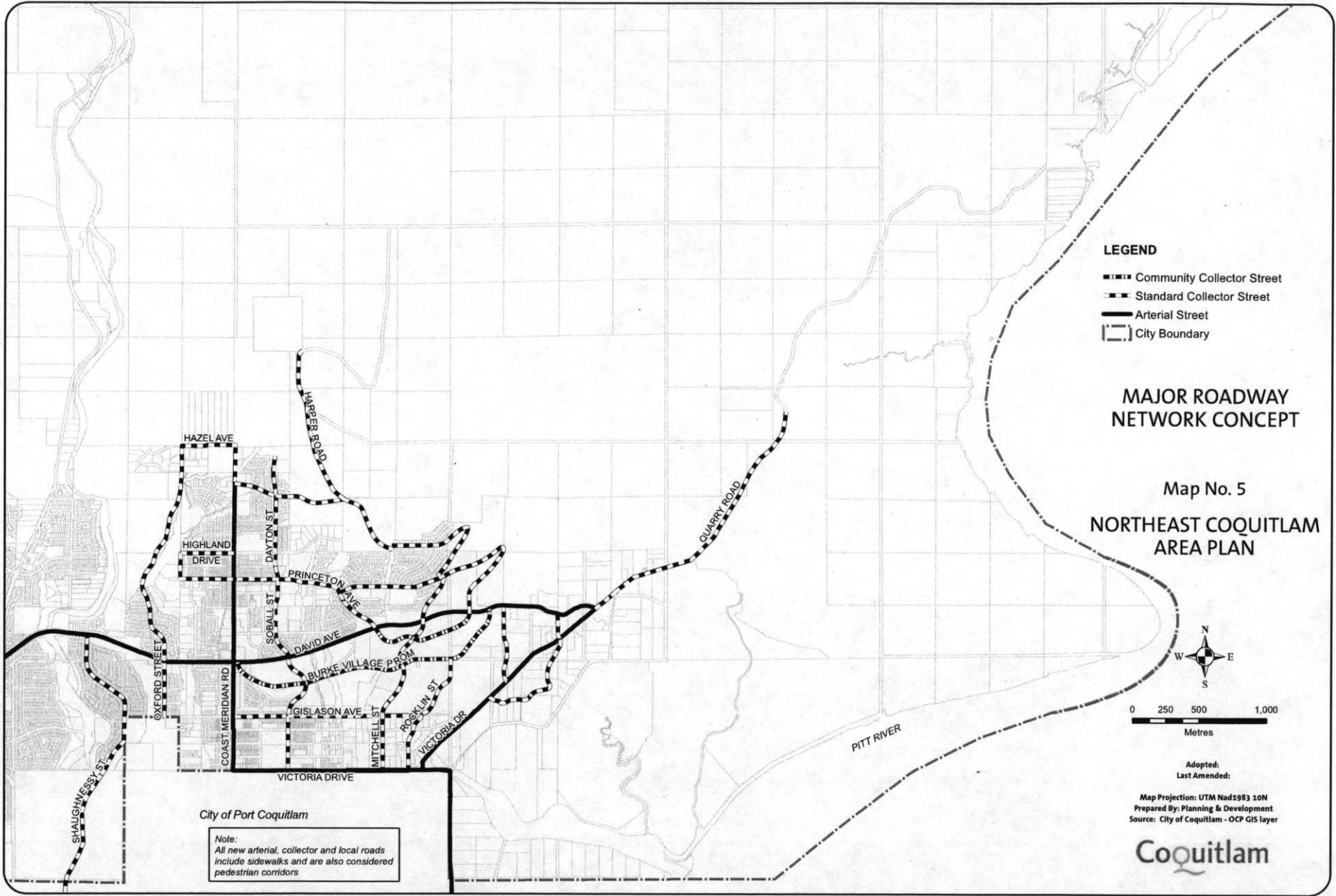
Adopted: March 4, 2002
Last Amended: N/A

Map Projection: UTM Nad1983
Prepared By: Planning & Development
Source: City of Coquitlam - OCP GIS layer

Coquitlam



SCHEDULE C





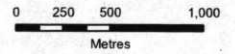
LEGEND

- Class 1 Bikeway
- Class 2 Bikeway
- - - City Boundary

**PRIMARY
BICYCLE NETWORK
CONCEPT**

Map No. 6

**NORTHEAST COQUITLAM
AREA PLAN**



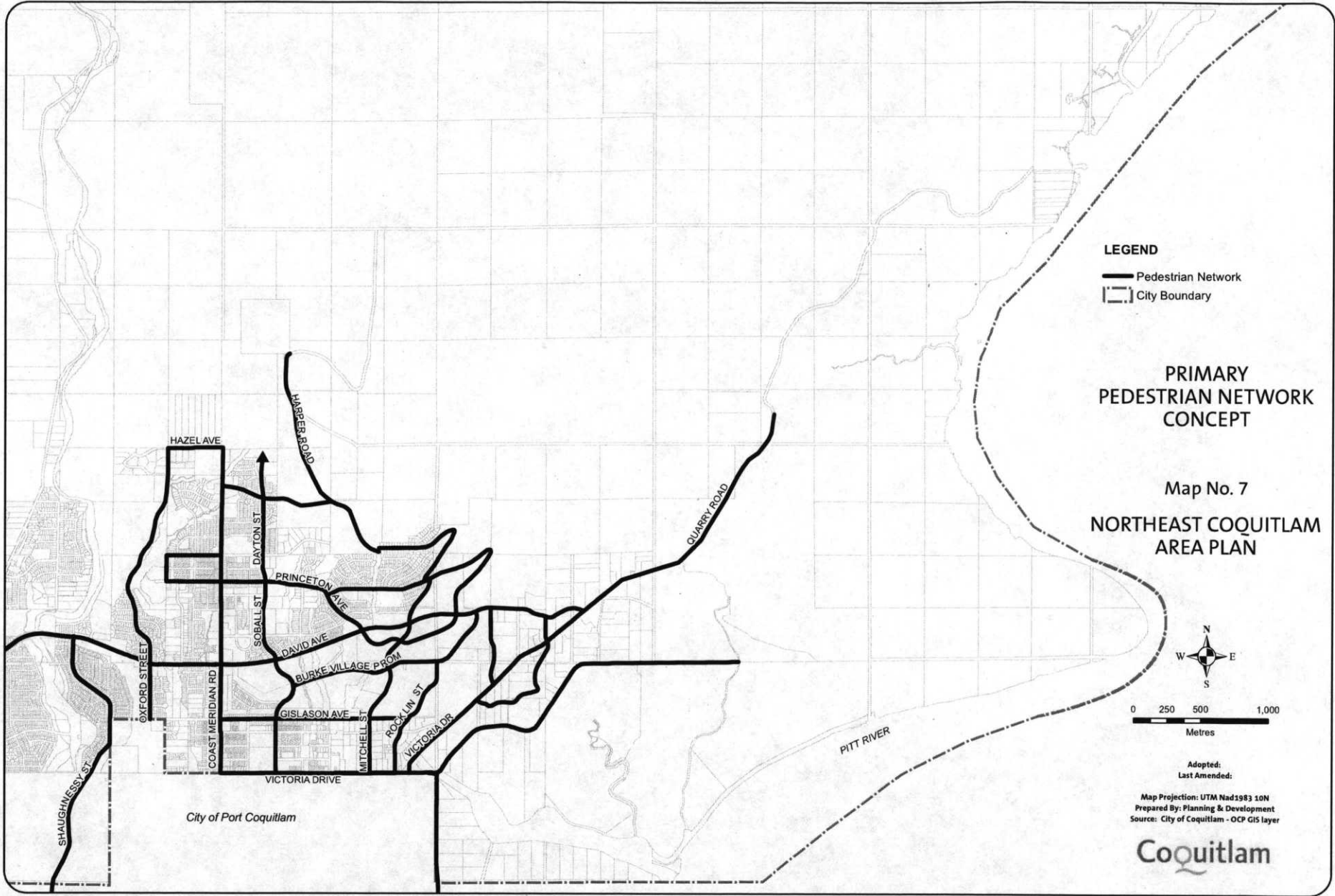
Adopted:
Last Amended:

Map Projection: UTM Nads983 10N
Prepared By: Planning & Development
Source: City of Coquitlam - OCP GIS layer

Coquitlam

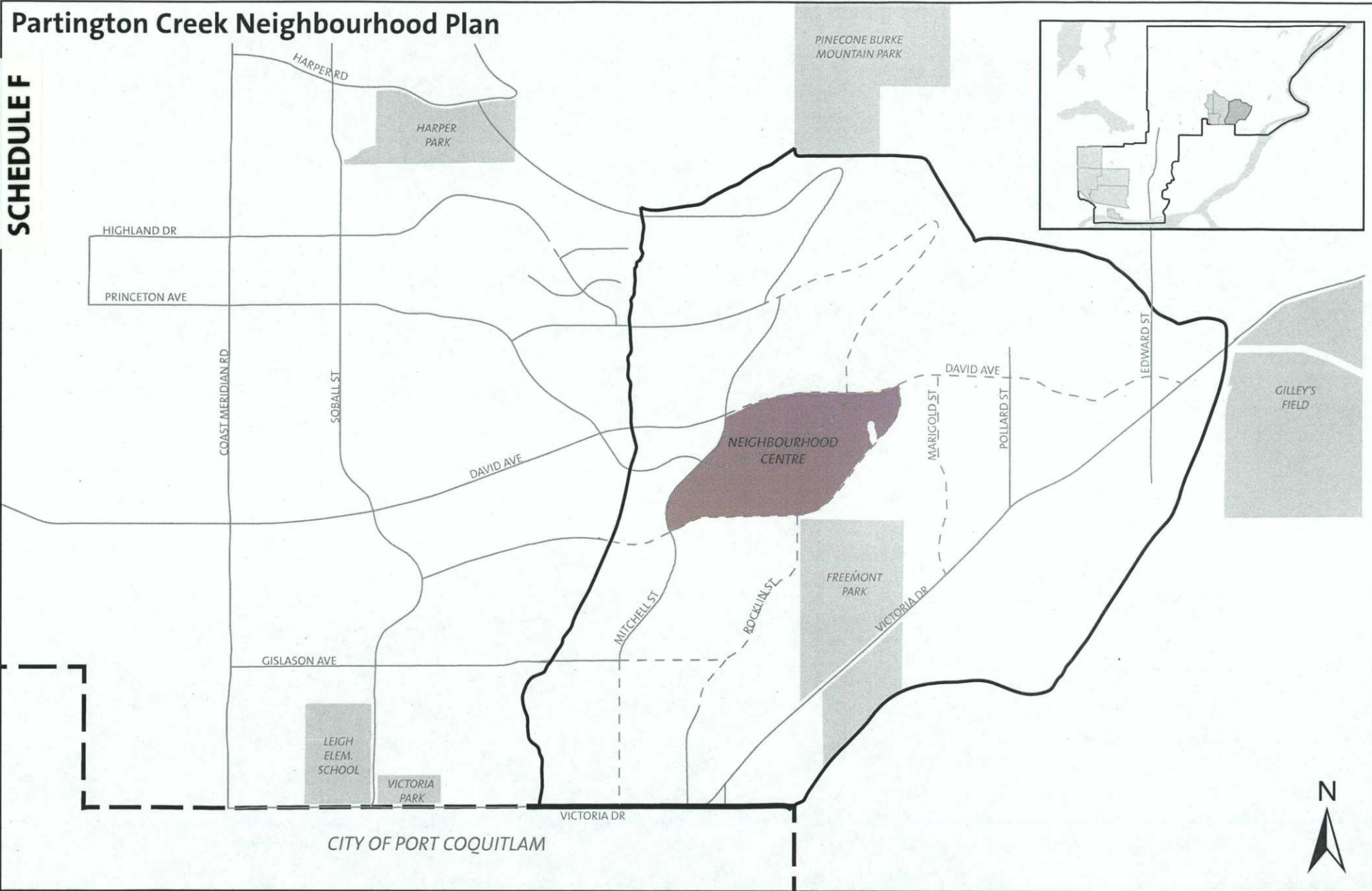
City of Port Coquitlam

SCHEDULE E

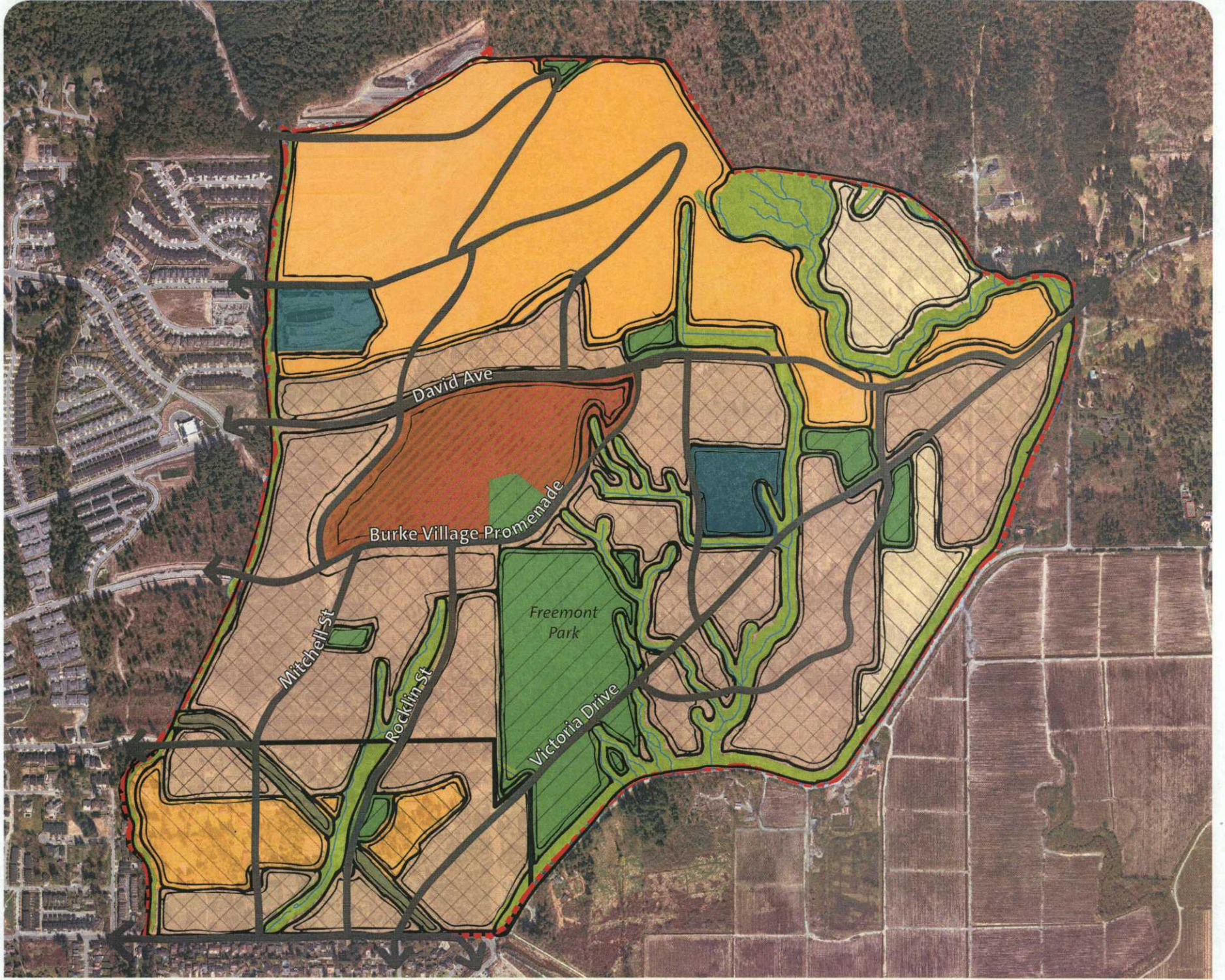


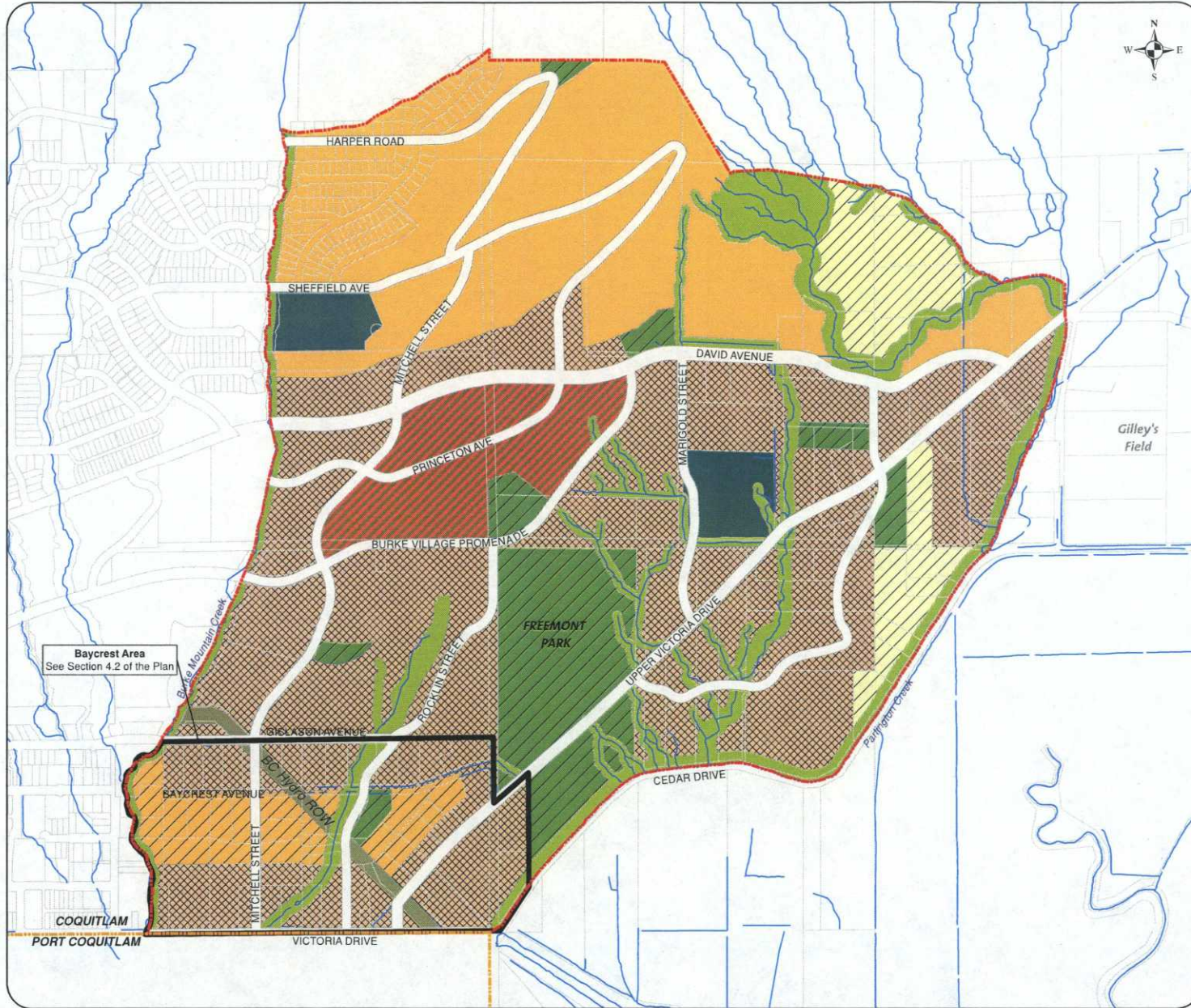
Partington Creek Neighbourhood Plan

SCHEDULE F



SCHEDULE G



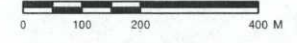


**SCHEDULE A
LAND USE DESIGNATIONS**

- LEGEND**
- Compact Low Density Residential
 - Baycrest Low Density Residential
 - Suburban Residential
 - Neighbourhood Centre
 - Townhousing Residential
 - Parks and Recreation
 - Environmentally Sensitive Area
 - Open Space
 - School
 - City Boundary
 - Neighbourhood Plan Boundary
 - Streams
 - Arterial / Collector Streets

- Information Notes:**
1. Minor realignment of arterial and collector roads may occur.
 2. Riparian areas along watercourses shall be protected in accordance with the standards which Council may approve by bylaw and through any necessary authorization by senior levels of government.
 3. The location and width of the Environmentally Sensitive Area (ESA) for Star Creek abutting the north edge of David Avenue (near Marigold street) is shown conceptually to acknowledge the need to relocate this portion of Star Creek with the future construction of David Avenue. The precise location and ultimate boundaries of the ESA will be determined through future detailed road design, evaluation of options to accommodate the watercourse, and environmental review. The ultimate ESA width may vary from what is shown.

**PARTINGTON CREEK
NEIGHBOURHOOD PLAN**



Adopted: July 8, 2013
Last Amended: N/A
Map Projection: UTM Nad1983
Prepared By: Planning & Development
Source: City of Coquitlam - OCP GIS layer



Baycrest Area
See Section 4.2 of the Plan

COQUITLAM
PORT COQUITLAM



**SCHEDULE C
PARKS,
ENVIRONMENTALLY
SENSITIVE AREAS AND
OPEN SPACE**

LEGEND

- Parks and Recreation
- Open Space
- Environmentally Sensitive Area
- City boundary
- Neighbourhood Plan Boundary
- Arterial / Collector Streets
- Urban Plaza / Green Space

Information Notes:

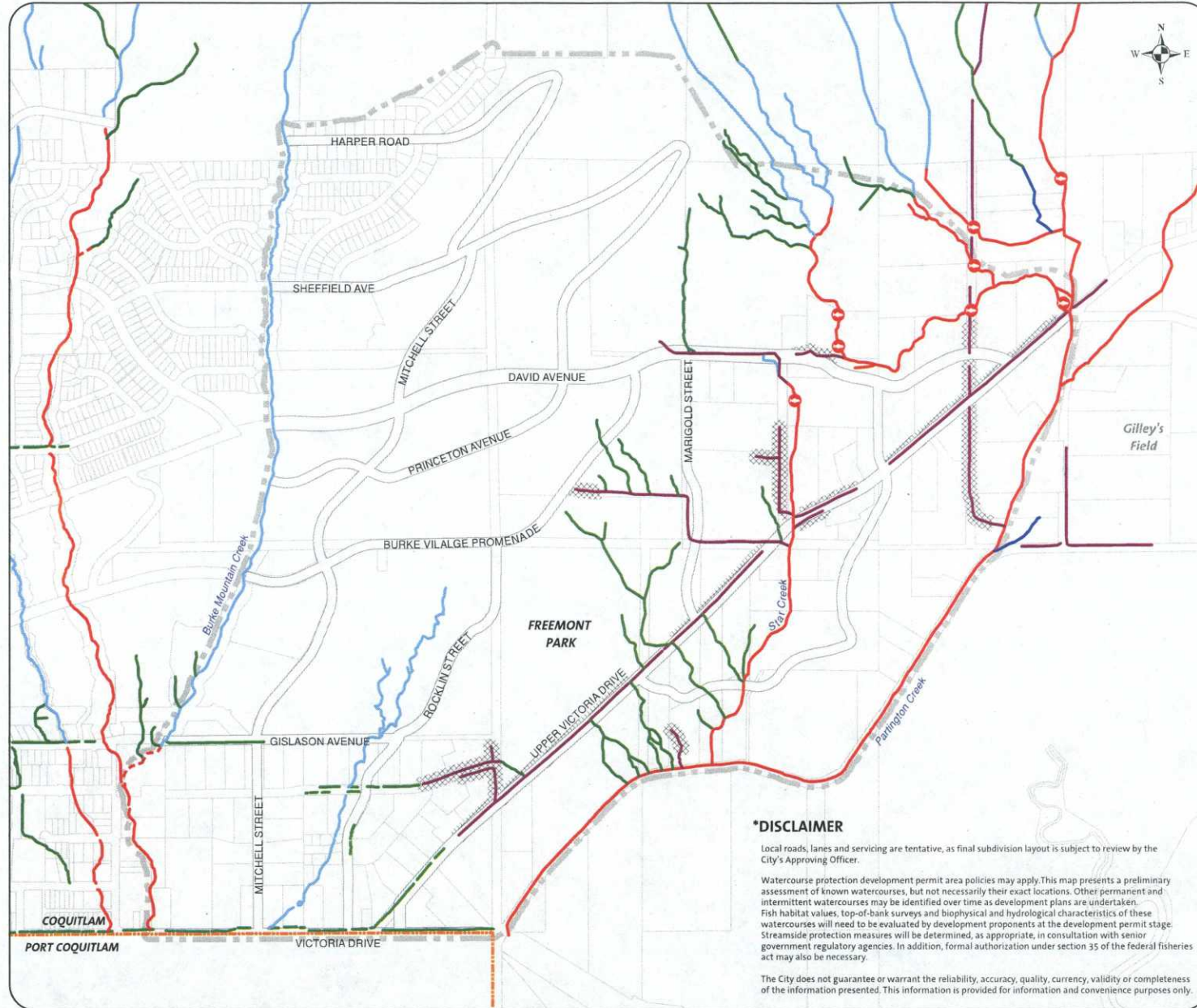
1. Minor realignment of arterial and collector roads may occur.
2. Riparian areas along watercourses shall be protected in accordance with the standards which Council may approve by bylaw and through any necessary authorization by senior levels of government.
3. For additional information on Parks, please refer to Table 5.



Adopted: July 8, 2013
Last Amended: July 27, 2015

Map Projection: UTM Nad1983
Prepared By: Planning & Development
Source: City of Coquitlam - OCP GIS layer





**SCHEDULE D
WATERCOURSE
CLASSIFICATIONS**

LEGEND

- Fish-Bearing Permanent Streams
- - - Fish Bearing (Potential) Streams
- Permanent Streams (Unknown Fish Presence)
- Nonfish-Bearing Permanent Streams
- Nonfish-Bearing Non-Permanent Streams
- Ditches (Nonfish-Bearing)
- Unclassified
- Non Fish Habitat
- Watercourse to be incorporated into Stormwater Source Controls. Watted area loss to be compensated for by Partington Creek Main Stem side channels. Riparian loss to be compensated for by riparian restoration/reforestation elsewhere.
- Fish Passage Barrier
- City Boundary
- Neighbourhood Plan Boundary
- Arterial / Collector Streets

**PARTINGTON CREEK
NEIGHBOURHOOD PLAN**



Adopted: July 8, 2013
Last Amended: N/A

Map Projection: UTM Nad1983

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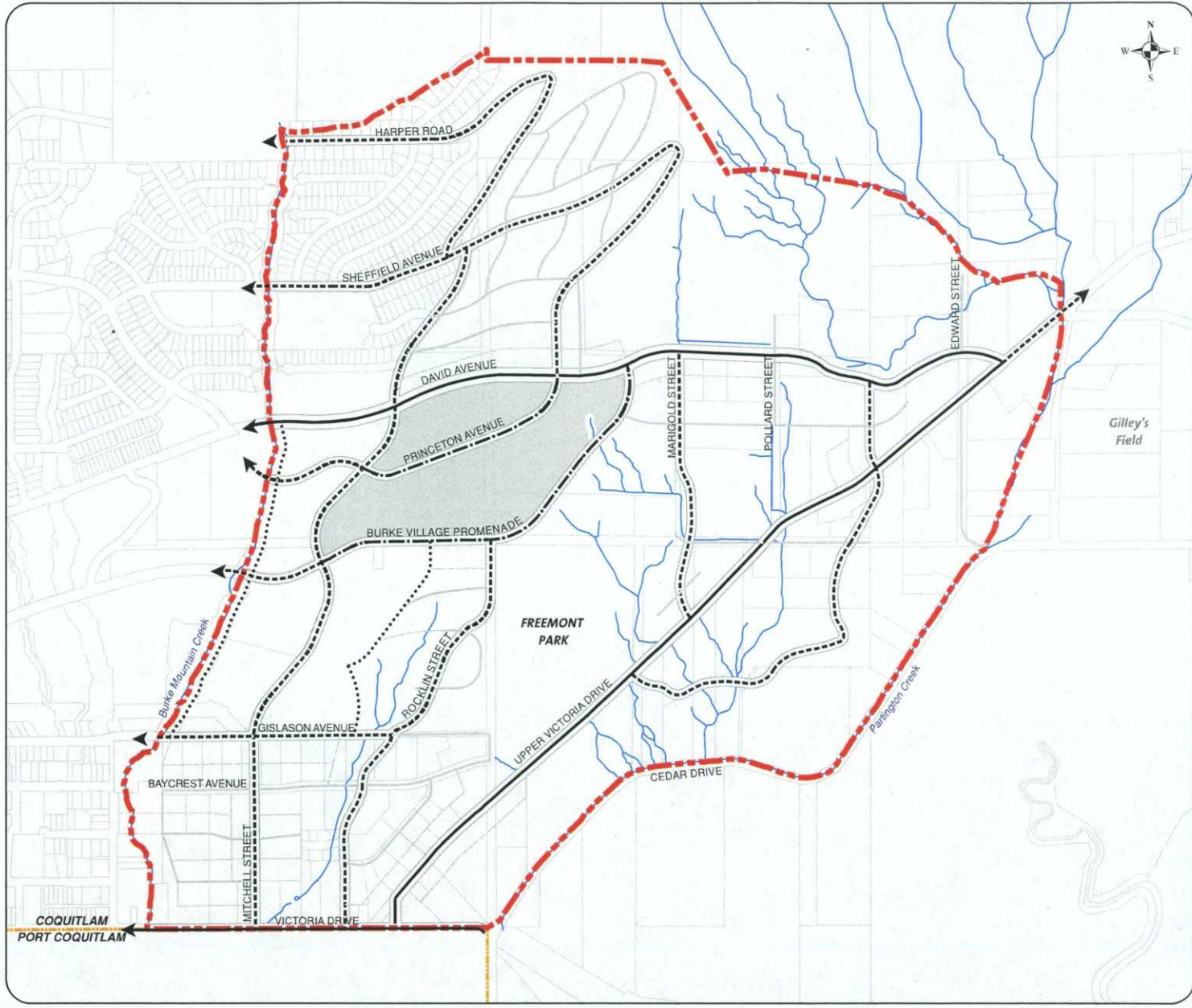


***DISCLAIMER**

Local roads, lanes and servicing are tentative, as final subdivision layout is subject to review by the City's Approving Officer.

Watercourse protection development permit area policies may apply. This map presents a preliminary assessment of known watercourses, but not necessarily their exact locations. Other permanent and intermittent watercourses may be identified over time as development plans are undertaken. Fish habitat values, top-of-bank surveys and biophysical and hydrological characteristics of these watercourses will need to be evaluated by development proponents at the development permit stage. Streamside protection measures will be determined, as appropriate, in consultation with senior government regulatory agencies. In addition, formal authorization under section 35 of the federal fisheries act may also be necessary.

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



**SCHEDULE E
STREET NETWORK**

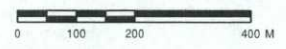
LEGEND

- Arterial Street
- Collector Street
- Community Collector
- Pedestrian Spine
- Local Street (Conceptual)
- Lane (Conceptual)
- Streams
- Partington Creek Neighbourhood Centre
- City Boundary
- Neighbourhood Plan Boundary

Information Notes:

1. Minor realignment of arterial and collector roads may occur.
2. Local roads, lanes and servicing are conceptual, as final subdivision layout is subject to review by the City's Approving Officer.
3. Riparian areas along watercourses shall be protected in accordance with the standards which Council may approve by bylaw and through any necessary authorization by senior levels of government.
4. Princeton Ave. between Mitchell St. and David Ave. is a "Special Case" Community Collector. (See Policy 4.1(a)(xxii) and 4.1(g) (xviii))

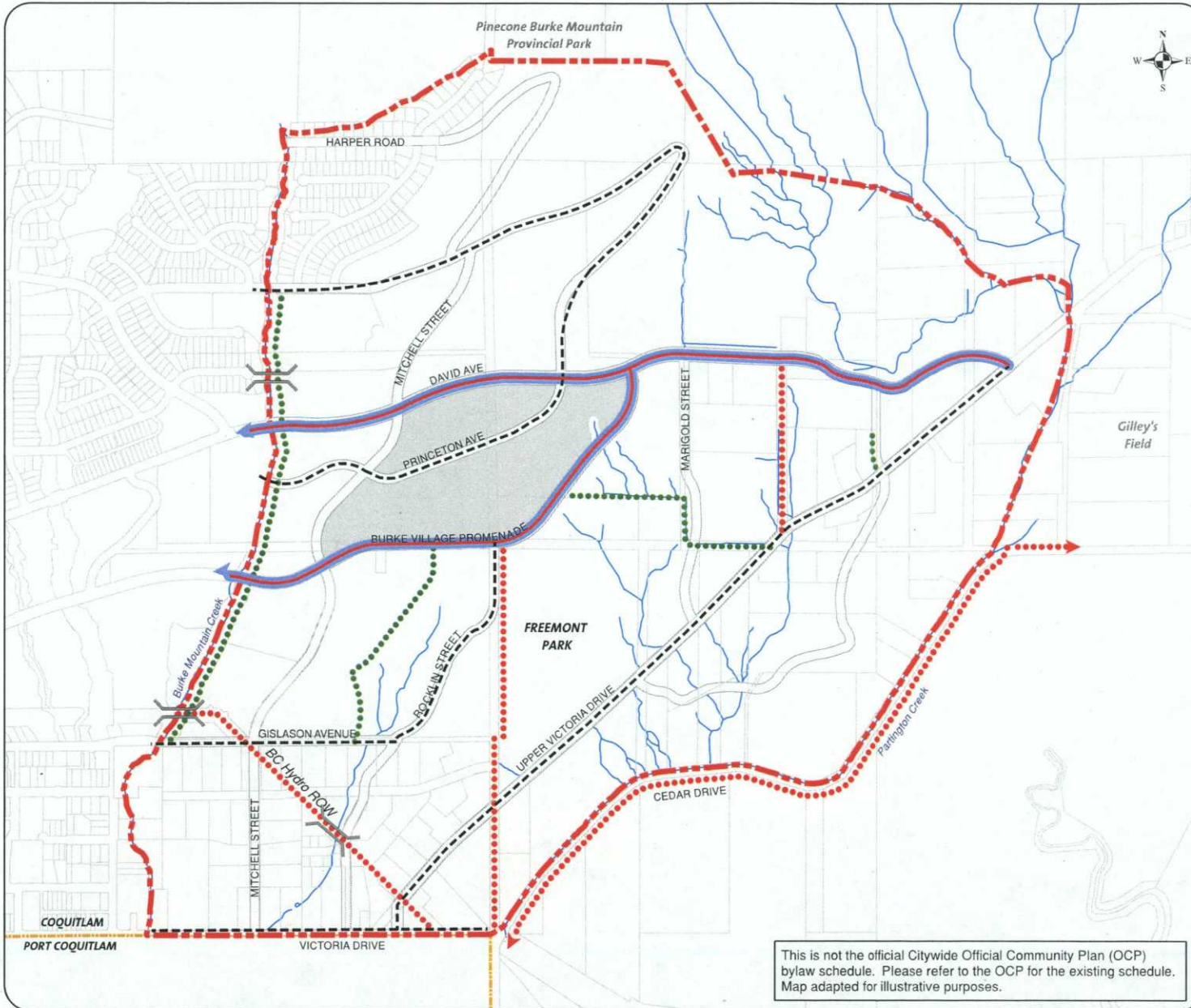
**PARTINGTON CREEK
NEIGHBOURHOOD PLAN**



Adopted: July 8, 2013
Last Amended: N/A

Map Projection: UTM Nad1983
Prepared By: Planning & Development
Source: City of Coquitlam - OCP GIS layer





SCHEDULE F GREENWAYS AND BICYCLE ROUTES

Greenways and Connections

- Citywide Greenway
- Recreational / Pedestrian Connections (Implemented/funded by the City)
- Recreational / Pedestrian Connections (Implemented through Development)

Bicycle Routes

- Class 1 Bicycle Route (See note #3)
- Class 2 Bicycle Route (See note #3)
- Streams
- Arterial / Collector Streets
- Pedestrian / Bike Crossing
- Partington Creek Neighbourhood Centre
- City Boundary
- Neighbourhood Plan Boundary

Information Notes:

- Minor realignment of arterial and collector roads may occur.
- Riparian areas along watercourses shall be protected in accordance with the standards which Council may approve by bylaw and through any necessary authorization by senior levels of government.
- Information pertaining to Bicycle Routes as per the City's Strategic Transportation Plan

PARTINGTON CREEK NEIGHBOURHOOD PLAN

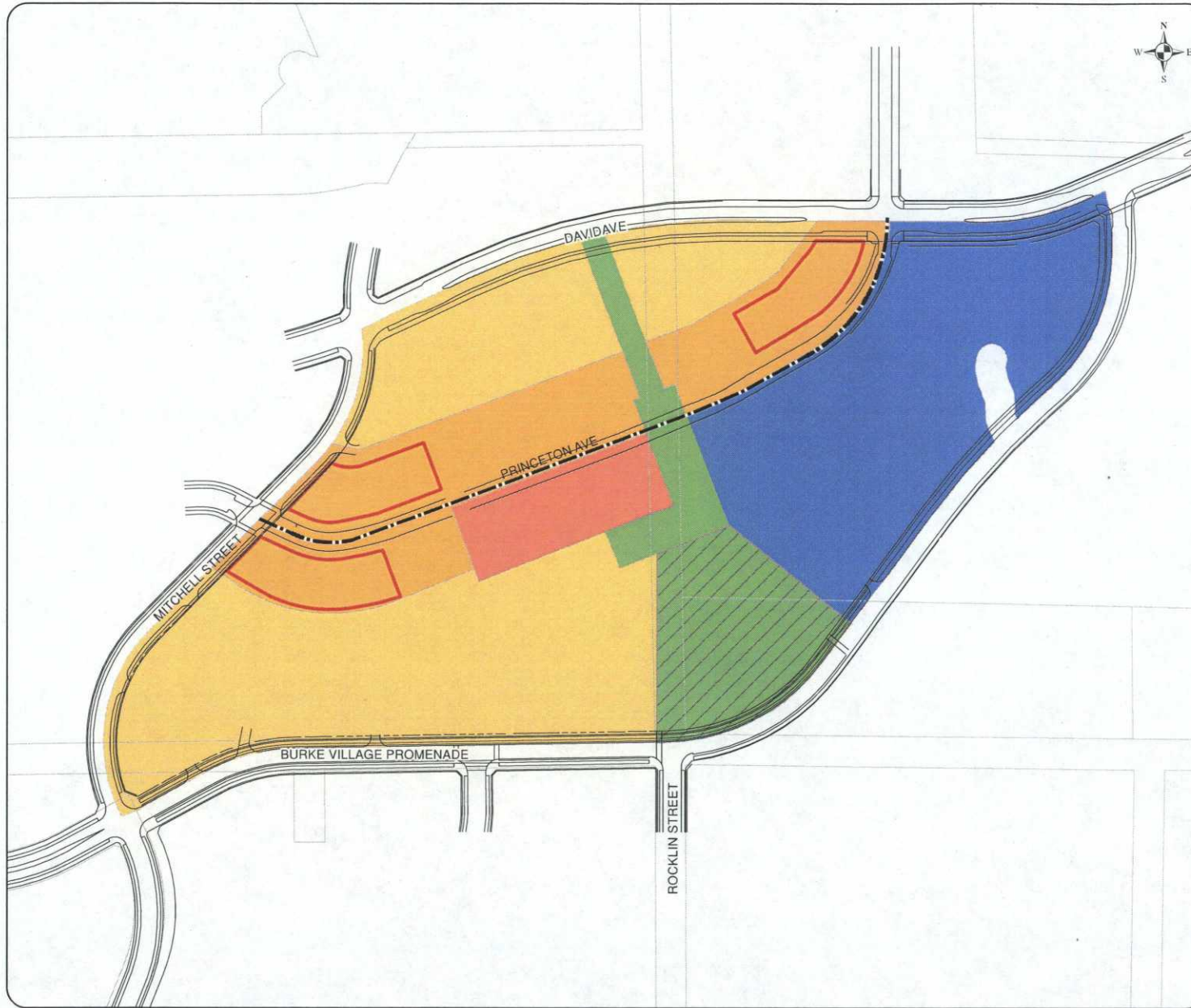
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Adopted: July 8, 2013
Last Amended: N/A

Map Projection: UTM Nads983
Prepared By: Planning & Development
Source: City of Coquitlam - OCP GIS layer

Coquitlam

This is not the official Citywide Official Community Plan (OCP) bylaw schedule. Please refer to the OCP for the existing schedule. Map adapted for illustrative purposes.



SCHEDULE G

**PARTINGTON CREEK
NEIGHBOURHOOD CENTRE
LANDUSE**

Legend

- Apartment / Townhouse Residential
- Mixed Use Continuous Commercial Retail
- Mixed Use Commercial Recreational Complex
- Mixed Use Grocery
- Green Spine
- Park
- Princeton Ave - Special Case Streetscape
- Flexible Use at Street Level
(Commercial, live/work, residential)

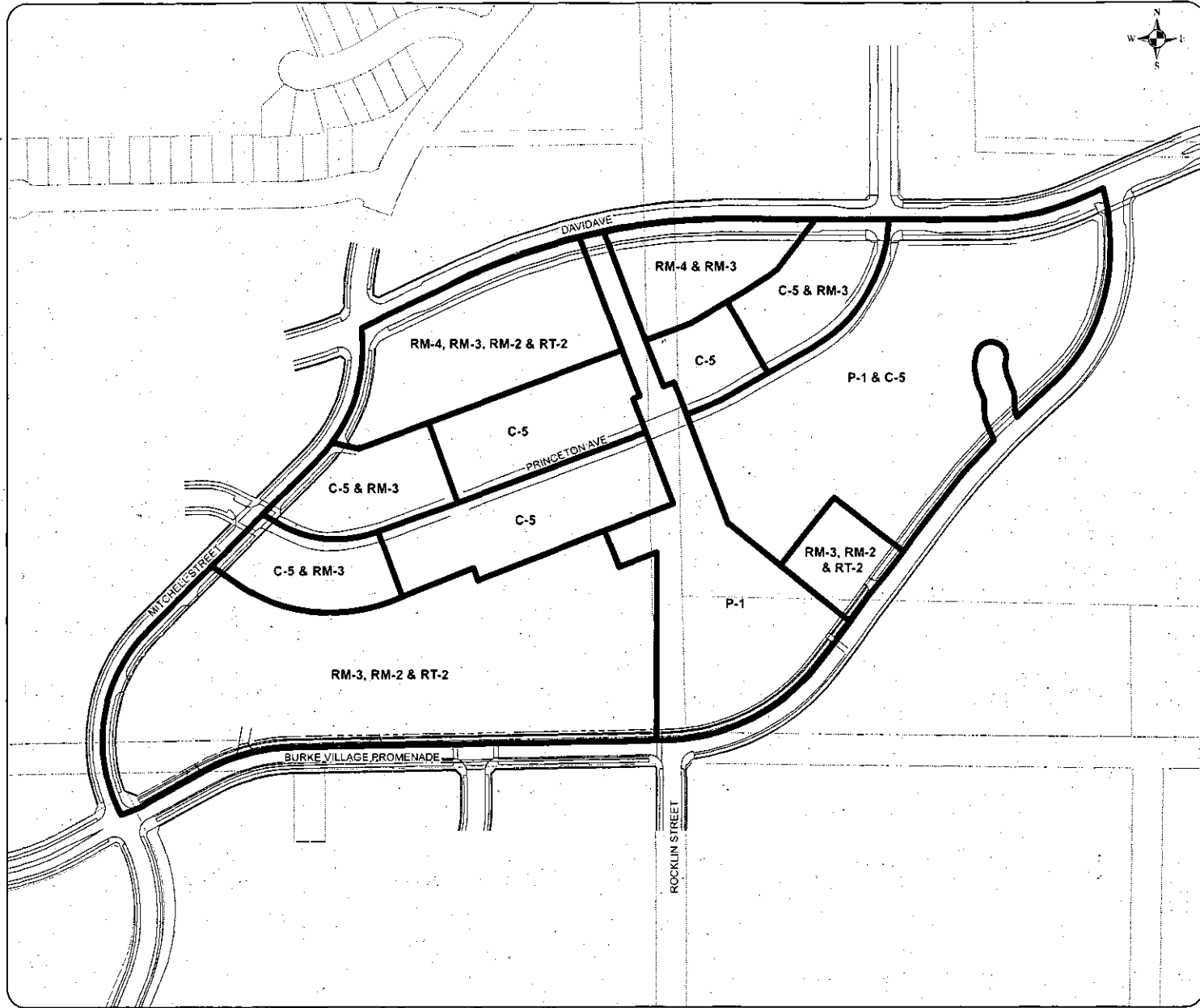
**PARTINGTON CREEK
NEIGHBOURHOOD PLAN**



Adopted: July 8, 2013
Last Amended: N/A

Map Projection: UTM Nad1983
Prepared By: Planning & Development
Source: City of Coquitlam - OCP GIS layer





SCHEDULE H

**PARTINGTON CREEK
NEIGHBOURHOOD CENTRE
CORRESPONDING ZONES**

Legend

 Corresponding Zoning Areas

Information Notes:

- The CD - Comprehensive Development zone may be considered in all areas of the Neighbourhood Centre if the intent of the Partington Creek Neighbourhood Centre Master Plan is met. A strong planning rationale and significant community benefit must be provided.

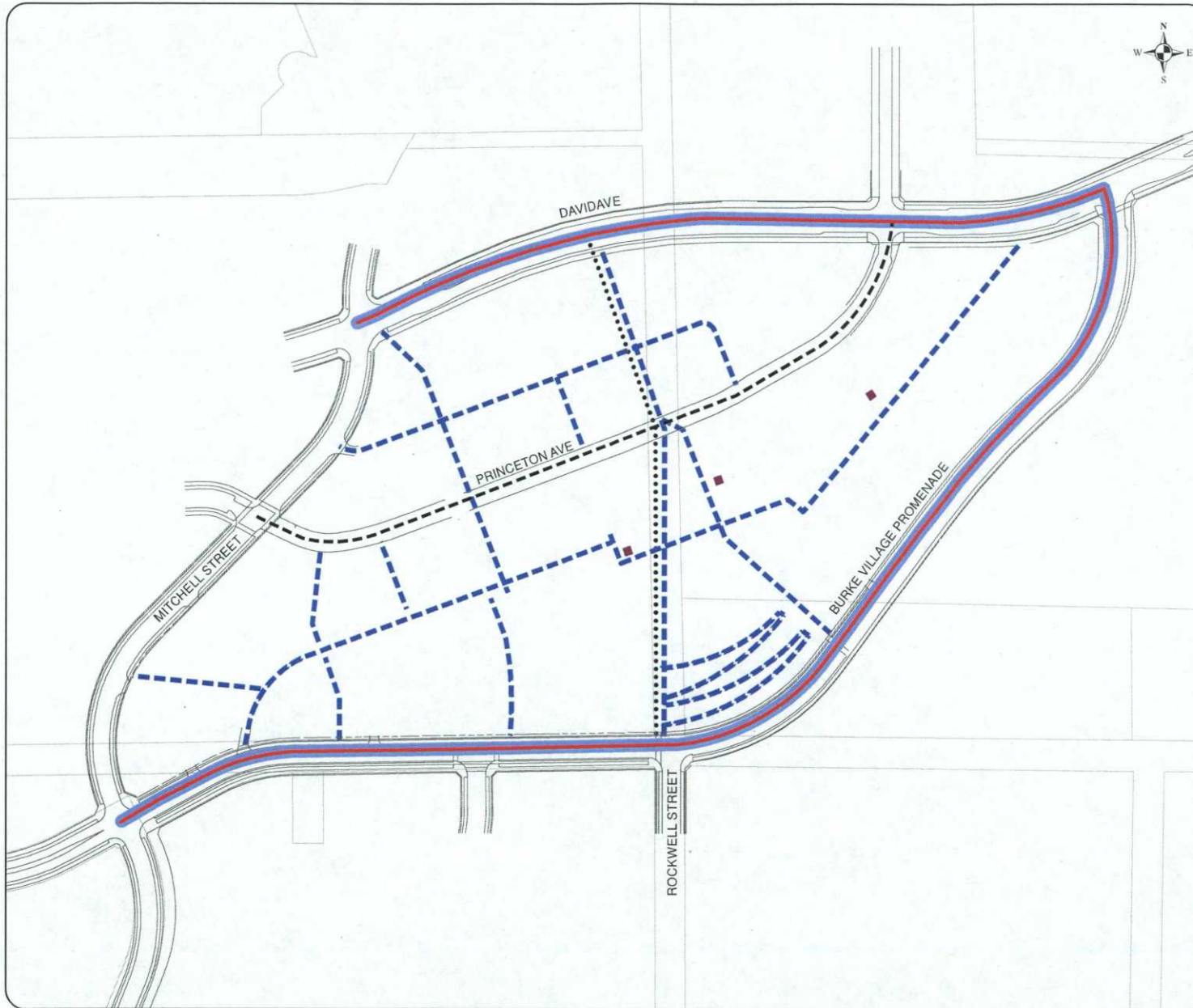
**PARTINGTON CREEK
NEIGHBOURHOOD PLAN**



Adapted: TBD

Map Projection: UTM N43983
Prepared By: Planning & Development
Source: City of Coquitlam - OCP GIS layer







Coquitlam



SCHEDULE I

**PARTINGTON CREEK
NEIGHBOURHOOD CENTRE
PEDESTRIAN, GREENWAY &
BICYCLE NETWORK**

Legend

-  Citywide Greenway
-  Class 1 Bicycle Route (See note #1)
-  Class 2 Bicycle Route (See note #1)
-  Bicycle Connection with Bike Chunnel
-  Public Pedestrian Route
-  Public Elevator

Information Notes:

1. Information pertaining to the Bicycle Routes as per the City's Strategic Transportation Plan

**PARTINGTON CREEK
NEIGHBOURHOOD PLAN**



Adopted: TBD

Map Projection: UTM Nad1983
Prepared By: Planning & Development
Source: City of Coquitlam - OCP GIS layer



4.4 Partington Creek

Overall Design Vision:

The intent of these Design Guidelines is to create an authentic, cohesive and memorable village rooted in its setting on Burke Mountain, demonstrating a clear expression and understanding of:

1. Best practices including current industry standards and OCP Citywide Guidelines
2. Climate
3. Topography
4. The Forest Landscape.

4.4.1 GENERAL DESIGN GUIDELINES

The intent of these General Guidelines is to establish a consistent approach for the design of:

- Building form and open space
- Building base and streetscapes
- Retaining walls
- Materials and colours.

To achieve this intent, all forms of development are expected to comply with the following guidelines:

1) Best Practices

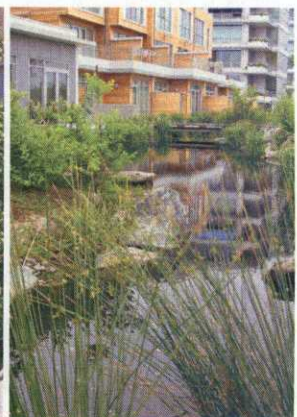
Design that meets or exceeds current industry standards including OCP Citywide Guidelines and passive energy design; sustainable, durable material choices are expected.

2) Climate

The Lower Mainland has high levels of precipitation and this Northeast area of Coquitlam has even higher levels of rainfall due to its proximity to the mountain slopes. Overcast skies and lower daylight levels are prevalent. Opportunities for design responses to the climate include:

a) Rainwater Management

Rainwater management should be revealed through the building and landscape design. The movement of rainwater from roofs through expressive roof gutters and rainwater leaders into rain gardens or other retention elements supports the design vision. These Design Guidelines encourage innovative strategies for integrating rainwater management into the building and landscape design.



Expressive rain gutters and leaders

Examples of building design integrating rainwater management

Rainwater storage

Rain gardens

b) Low Daylight Levels

Design strategies to offset low daylight levels due to overcast skies especially in the winter are encouraged. Generous window sizes, skylights, transom or clerestory windows and glazed exterior doors are recommended. Reducing roof overhang depth on the north elevation and residential design that optimizes access to natural light, especially in unit plans with one exterior wall, are highly recommended.

c) Colour Palette

A colour palette is recommended throughout the Neighbourhood Centre to complement the natural materials palette - refer to 4.4.2.a for specific colours. Colour variation is expected throughout the Neighbourhood Centre. Larger development parcels should consider the importance of colour and architectural variation to ensure diverse and engaging streetscapes. Refer to 4.4.2.a for additional Guidelines.

d) Weather Protection

Building design that exceeds industry standards to protect the building envelope is strongly encouraged to support sustainability by maximizing the building lifetime, reducing maintenance costs and optimizing affordability.

Building entrances should protect doorways and users from the climate and provide all building typologies with a welcoming front door (private or shared).

Commercial, retail and civic uses are required to include continuous overhead weather protection. Refer to Section 4.4.2.b for detailed Guidelines.

e) Roof Form

These Guidelines encourage roof forms that:

- i. clearly express "shelter"
- ii. protect the building envelope through minimum overhangs of 2 ft / 0.6 m for townhouses, 4 ft / 1.2 m for all other residential developments and 5 ft / 1.52 m for residential developments on Princeton Avenue
- iii. consider reducing overhangs on north facing elevations
- iv. consider views from above and from below through integrating wood and exposed structural supports into the soffit design



Example of apartment entry



Demonstrates wood soffits and exposed structural supports

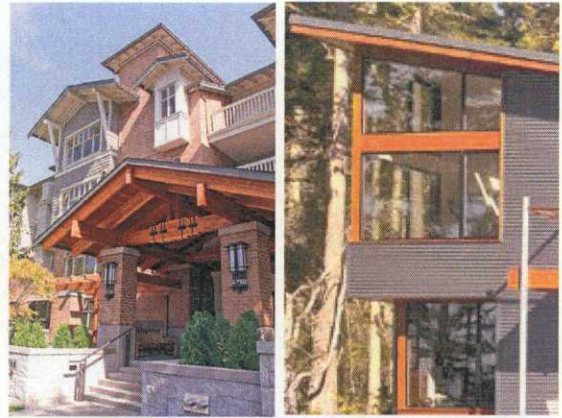
PART 4 - URBAN DESIGN + DEVELOPMENT PERMIT AREAS

- v. provide solar shading on the south and west elevations incorporating wood where possible

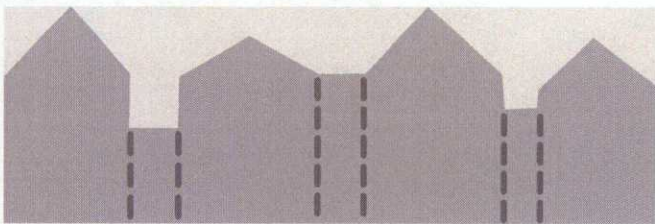


Example of solar shading incorporating wood

- vi. consider integrating the direction and flow of rainwater from building roofs into gutters, rainwater leaders and rain gardens into the design aesthetic
- vii. throughout the Neighbourhood Centre, simple, sloping, sheltering roof forms including gables and sheds are expected (refer to Roof illustration 1)
- viii. along Princeton Avenue gabled roofs are required to be the dominant roof form with a recommended 6:12 roof pitch, contributing to a unique identity for the commercial “heart” (refer to Roof illustrations 2-4)



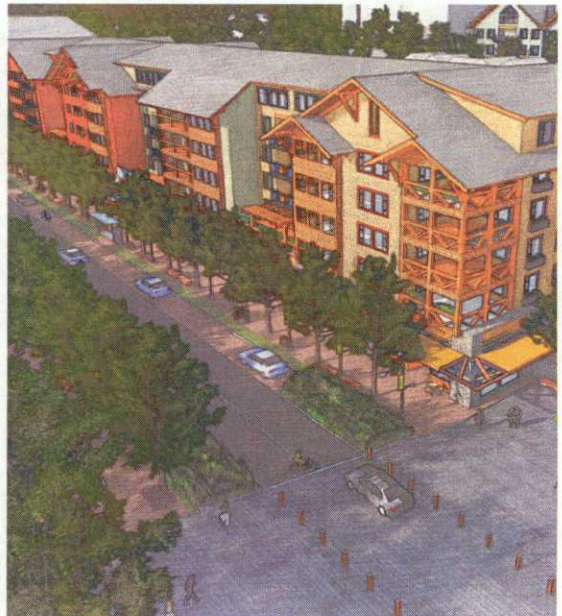
Roof illustration 1: Neighbourhood Centre precedent not including Princeton Avenue



Roof illustration 2: conceptual roof line along Princeton Avenue



Roof illustration 3: Princeton Avenue precedent



Roof illustration 4: Princeton Avenue precedent

- ix. outdoor amenity spaces at grade and on podium roofs should be designed to optimize views from above - refer to 4.4.4.a for additional guidelines for flat roofs



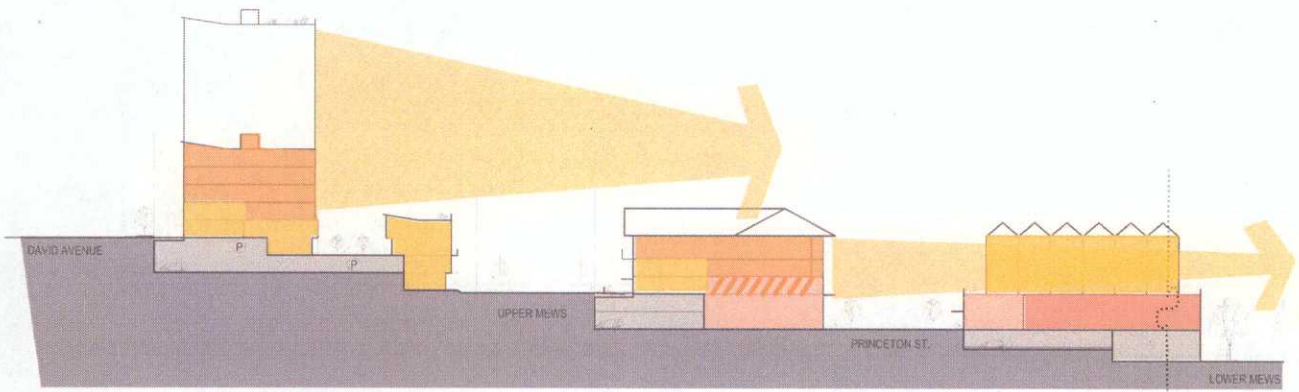
Illustrates views over rooftop amenity spaces

3) Topography

The Neighbourhood Centre is located on a steeply sloping mountainside. Building design should consider:

a) Views

- i. Stepped building forms located to optimize views over and through adjacent developments, as illustrated below.



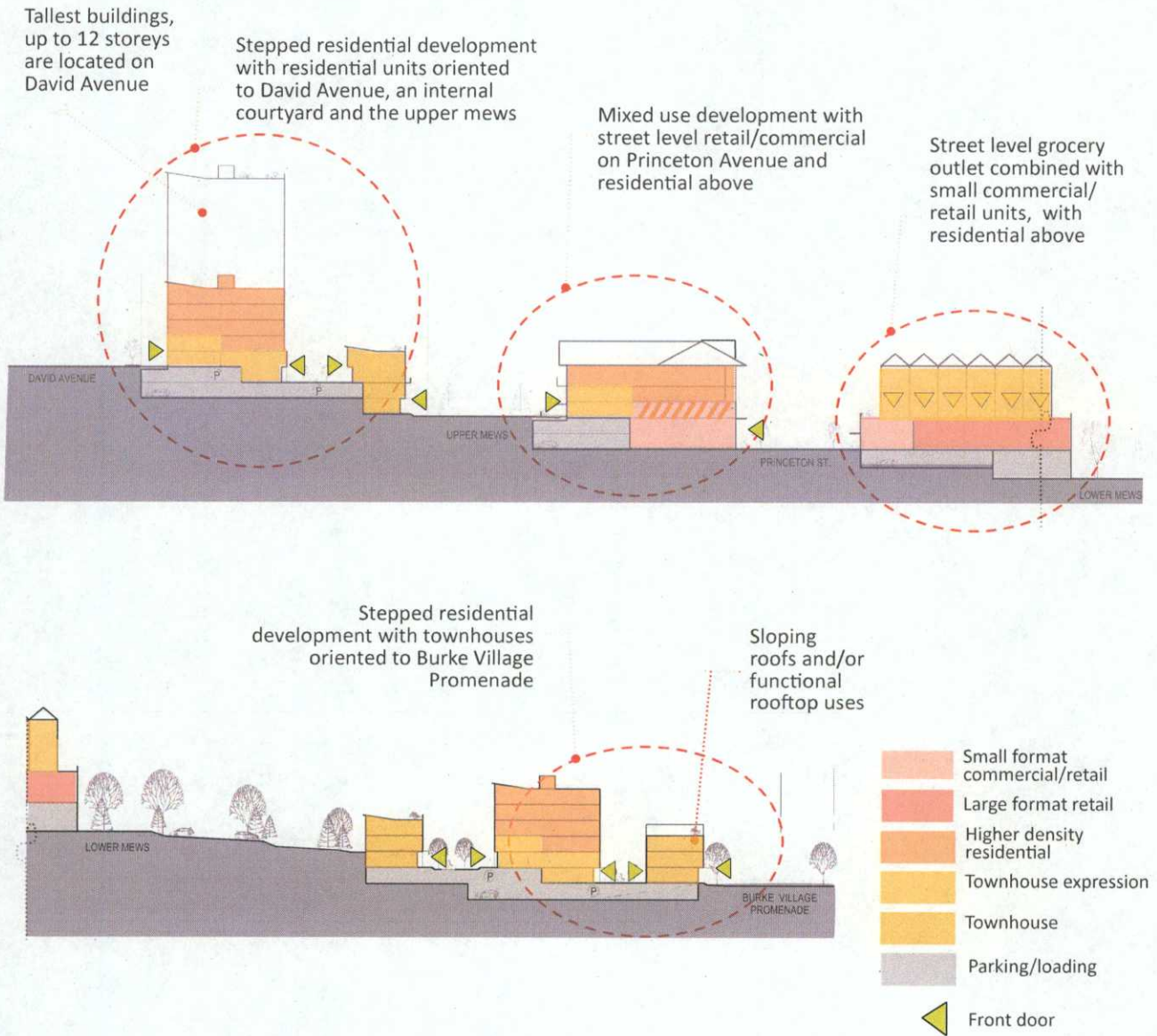
- ii. The importance of views looking up at developments, impacting the soffit design and the undersides of building projections including bays and balconies.



Illustrates wood roof and balcony soffits

b) Stepped Building Forms

The following diagram illustrates terraced building forms, following the natural topography, integrating underground parking into the uphill portion combined with townhouses on the downhill portion.



c) Parking Access

Access to underground parking should support walkable streetscapes. Incorporating landscaping, retaining walls, stone and timber “entry elements” into the overall design is strongly encouraged.



Illustrates underground parking access materials and landscape

4) The Forest Landscape

This Guideline intends to integrate the colours and materials from the surrounding Burke Mountain landscape into the Neighbourhood Centre.

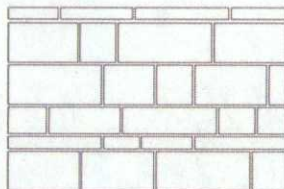
a) Natural Building Materials

Consistent use of wood and stone provide a strong connection between built form and the forest landscape. Hardy Island Granite, Black Tusk Basalt and Whistler Basalt are quarried in closest proximity to Burke Mountain. The consistent use of Ashlar bonds (rectangular cut stones with random coursing) will provide coherence for the varying tones of gray stone.

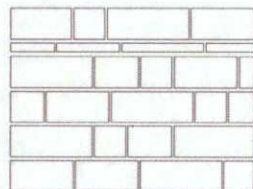
- i. The use of wood, as regulated in the Building Code, is expected in protected areas including soffits, undersides of balconies and under overhead weather protection. High quality products designed to resemble wood may be acceptable where the Building Code is prohibitive. Refer to Section 4.4.1.3.a.ii for additional Guidelines.
- ii. Stone is recommended at the base of all developments in public view. Selective use of stone above the building base to support design innovation and excellence is encouraged.
- iii. To support the Design Vision including the authentic use of natural materials, a minimum thickness of 3” (full veneer) is recommended for stone cladding.



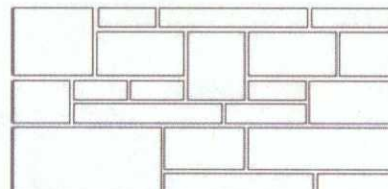
Stone cladding options



Random Coursed Ashlar



Coursed Ashlar with Banding



Random Ashlar

Masonry pattern options

b) Colour Palette- refer to Sections 4.4.1.c and 4.4.2.a.

4.4.2 MIXED USE CONTINUOUS STREET LEVEL RETAIL/COMMERCIAL

The continuous shopping street portion of Princeton Avenue is part of the neighbourhood's commercial 'heart', where residents and visitors will access goods and services in a village setting.

Princeton Avenue is envisioned as an active street with a defined human scale, complementing the main public plaza and social 'heart'. The character of this portion of the Neighbourhood Centre will be distinct through the specific treatment of roof forms, streetwall articulation and building materials.

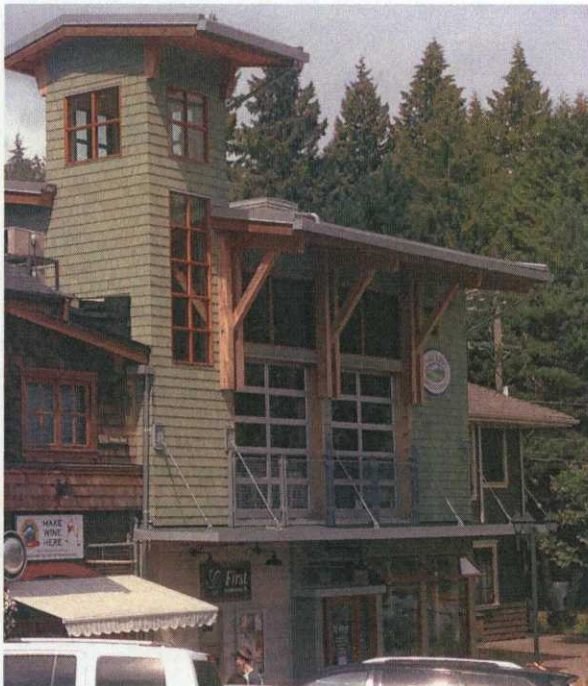
a) Building Design

The continuous commercial/retail portion on the north side of Partington Avenue is envisioned as a collection of distinct shopfronts within a unifying framework: stained or naturally finished wood elements integrated into the overhead weather protection and building design; tall, transparent shopfronts; a defined streetwall and dominant use of stone and wood.

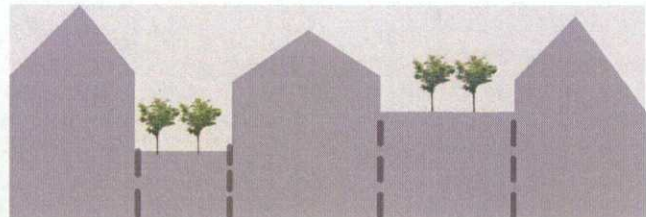
Integrating a human scale into the architecture is key to engaging pedestrians at the street level. A careful use of textured, natural materials and well crafted details support placemaking that resonates with residents and visitors.

Variation in materials, colours and overall building height is encouraged to create a rich and varied streetscape. For larger development parcels, changes in cladding, colour and design of overhead weather protection is expected every 30 - 45 meters.

A streetwall up to six storeys is envisioned, with intermediate upper level stepbacks. Articulation of the building facade including balconies and bays integrating wood elements are expected.



Example of innovative building design and varied streetwall height



Illustrates decks incorporated into upper level stepbacks

Streetwall Height, Building Scale and Composition - supplemental to Building Type Guideline 3.1.2 a)

- i. A maximum building height of 6 storeys including 4.5-5.5 m tall ground level for all street fronting uses is encouraged along the north side of Princeton Avenue. The top floor of 6 storey buildings is encouraged to be integrated into the roof form. A maximum building height of 4 storeys is encouraged on the south side of Princeton Avenue. Variation in the streetwall height is encouraged.

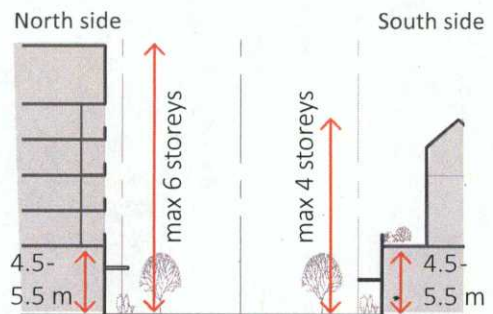
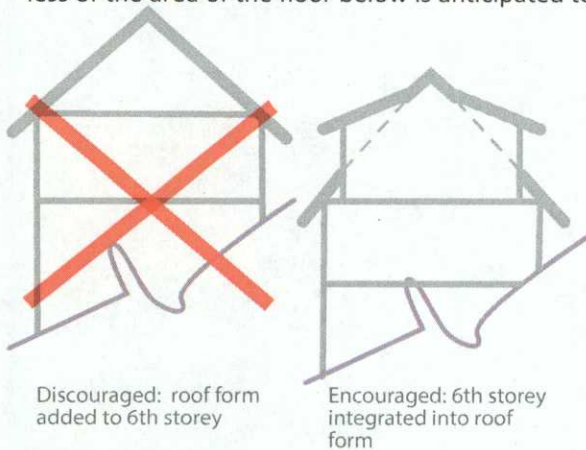


Illustrates streetwall height and overall form and massing



Illustrates street level materials

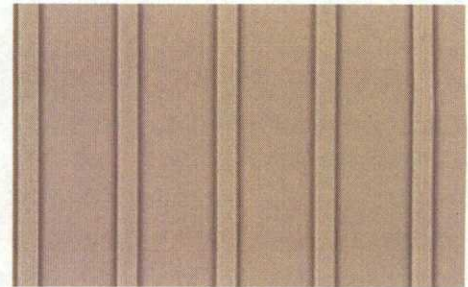
- ii. Six storey developments with gabled roofs are encouraged to integrate the top floor into the roof form and reduce the area of the top floor, compared to the floor below. Reducing the 6th floor to 80% or less of the area of the floor below is anticipated to reach the desired result.



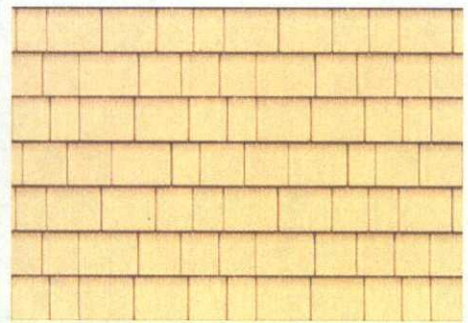
Conceptual section illustrating streetwall heights

Building Materials -supplemental to Citywide Guideline 2.1.1 b)

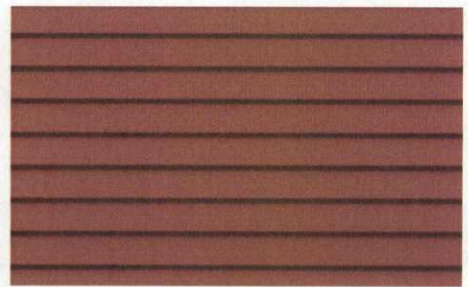
- ii. Wood or cementitious lapped siding, board and batten, and/or shingles are recommended for siding materials above the street level.
- iii. See below for the specific colour palette. Stained and naturally finished wood products are encouraged, where building regulations permit.



Example of board and batten siding



Example of shingle siding

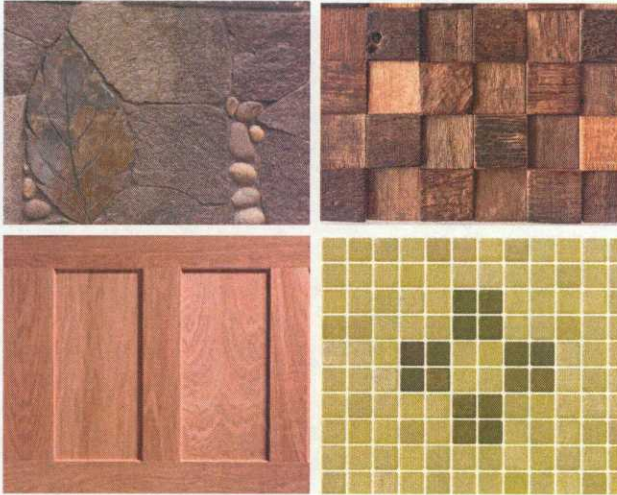


Example of lapped siding

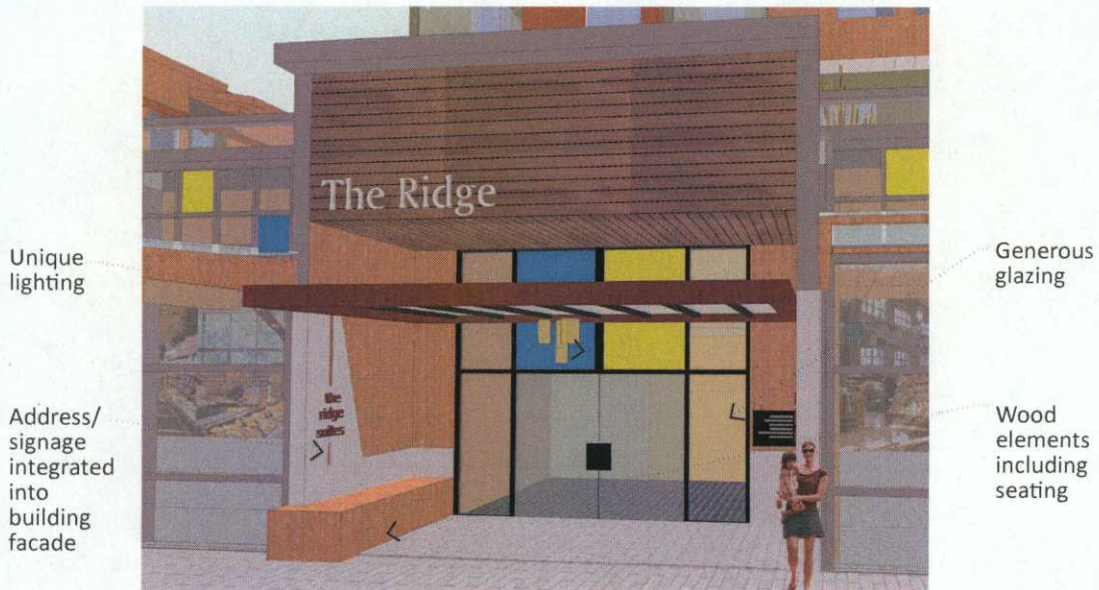
Recommended colour palette: Benjamin Moore's "Historical True Colours"

Commercial Frontage -supplemental to Citywide Guideline 2.2.2.a)

- iv. The finish on shopfront glazing frames will be either black, clear anodized or "wood coloured".
- v. Panels including wood, stone, concrete and ceramic tile along the shopfront base are encouraged as an opportunity for decoration and variation along the active retail streetscape.



- vi. Residential entrances within the continuous retail streetscape are encouraged to emphasize transparency; integrate coloured accent elements, stained or naturally finished wood elements including soffits and structural elements; and unique lighting and paving materials.
- vii. All building addresses including lighting should be integrated and complementary to the overall building design.



Illustrates residential entrance treatment

Building Materials -supplemental to Citywide Guideline 2.1.1 b)

- viii. Wood or cementitious lapped siding, board and batten, and/ or shingles are recommended for siding materials above the street level.
- ix. See 4.4.2.a.iii for the specific colour palette. Stained and naturally finished wood products are encouraged, where possible.

b) Commercial and Retail Shopfronts

Transparency and Glazing - supplemental to Building Type Guidelines 2.2.2 a) and 2.1.1 g)

- i. Design ground floor commercial frontages to maximize glazing while preserving areas at the building base for architectural treatment. Mirrored glass and spandrel glazing are discouraged.
- ii. Extend glazing to building corners to optimize transparency.
- iii. Transom windows and glazing that maximizes shopfront transparency of the commercial ground level units are encouraged.
- iv. Integrating overhead garage doors to increase access to sideways patios and plazas is encouraged.
- v. Mid-block walkways are recommended to increase pedestrian connectivity – refer to page 40 of Part 1 Concept Plan. These walkways are considered to be part of the public realm and Sections 4.4.2.b.i, 4.4.2.b.iii, 4.4..b.vi. apply to portions of the commercial and retail shops bordering all mid-block walkways
- vi. Mechanical, electrical, plumbing and all other servicing should be carefully integrated into the shopfront interior including dropped ceilings, and the exterior including grilles, vents and electrical boxes, to be unobtrusive and avoid conflicts with glazing, signs and shopfront transparency.

Weather Protection Coverage - supplemental to Building Type Guideline 2.2.2 b)

- vii. Overhead weather protection including glazing and a clear expression of naturally finished wood/timbers incorporated into the frame and structure are required along the marketplace and all active uses on Princeton Avenue.
- viii. A minimum depth of 2.4 m is required for overhead weather protection. Deeper canopies (i.e., 3.0 m) are encouraged when building setback areas are to be used for outdoor seating and outdoor merchandise display to optimize use of this space.
- ix. Overhead weather protection must be supported using cantilevers, brackets or other structural systems that do not extend to the ground plane or impact pedestrian movement.



Illustrating shopfronts with overhead doors



Demonstrates glazed overhead weather protection with timber elements.



Demonstrates recessed doorways and glazing on tall shopfronts.

- x. Careful consideration of the relationship between adjacent canopies, especially canopies with varying depths, is expected. Aligning canopy depths is recommended where building setbacks vary.
- xi. Gaps between canopies should generally be a maximum of 1.0 m and align with architectural breaks.
- xii. Awnings are not permitted.

Recessed Doorways - supplemental to Citywide Guideline 2.2.2 d)

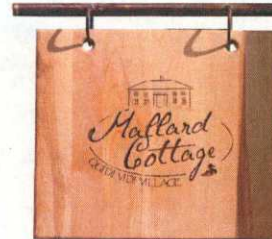
- xiii. Commercial entrance doors are encouraged to be recessed 1.0 m minimum to ensure the door swing does not intrude into the sidewalk, to provide additional space for retail displays and to accommodate changes in grade. Glazing should be provided in the sidewalls of the recess.

Signage - supplemental to Citywide Guideline 2.2.4 a)

- xiv. High quality, custom designed, commercial signage designed to reflect the character of the tenant/business, maintain shopfront transparency, be consistent with the quality of the overall shopfront design and avoid conflict with other neighbouring tenant's signage is encouraged. Generic, pre-manufactured or stock signs are discouraged.
- xv. All electrical, mechanical and structural services and/or supports must be concealed or integrated into the sign.
- xvi. Primary commercial/retail signs integrated into the underside of the overhead canopy and secondary signage mounted to the street level facade are encouraged.
- xvii. Blade signs, supported by brackets fastened to the building facade are encouraged.
- xviii. High quality, custom designed shop signs suspended under the glazed canopy, perpendicular with the building face with directional lighting are required.
- xix. Fascia signs comprised of individual letters, mounted on the storefront are permitted.
- xx. All hardware, including directional lighting, should be consistent for all shopfronts. Powder coated, black metal brackets and light fixtures are recommended.



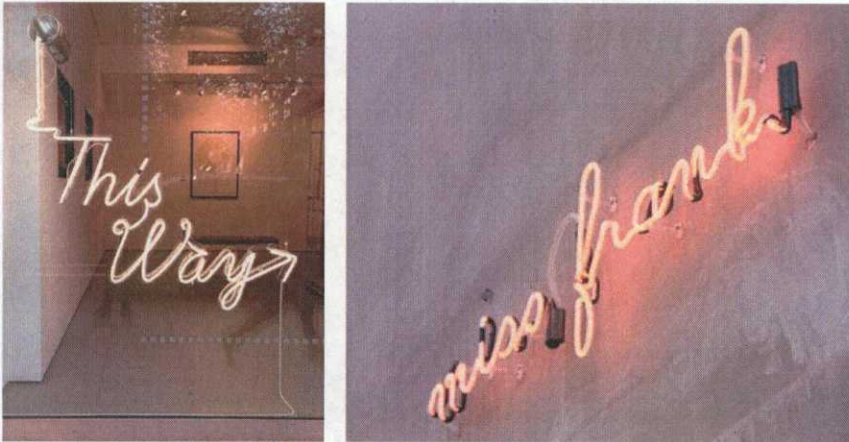
Demonstrates under canopy signage parallel with the building facade.



Demonstrates custom designed shop signs

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- xxi. Custom painted or vinyl letters/graphics applied to the glazing and custom illuminated or neon signs inside the storefront glazing, are encouraged.
- xxii. The combined total area of signage applied to or behind the glazing may not exceed 10% of the total area of shopfront glazing.
- xxiii. Simple neon signs, designed to maintain transparency between the glass tubes, i.e. without a mounting box, are encouraged.



Demonstrates recommended neon signs



Demonstrates signs applied to shopfront glazing

c) Site Design

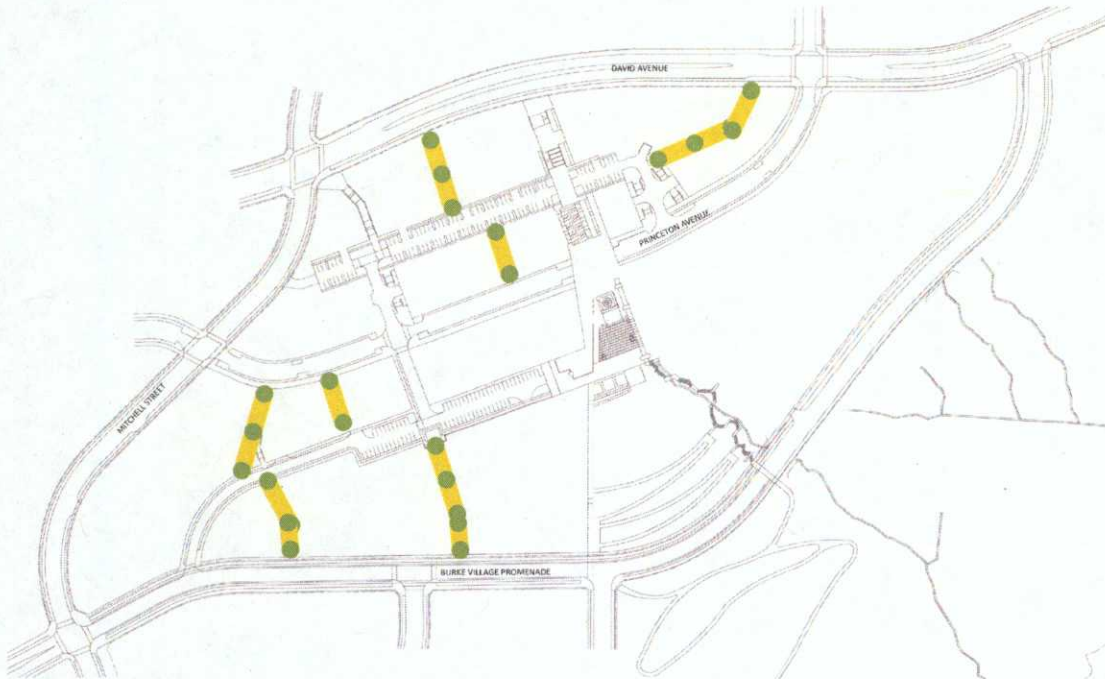
- i. To support variety and visual interest along commercial streetscapes and a preference for tall, narrow proportions, a maximum shopfront width of 10 m is recommended.
- ii. Elements contributing to a fine grained commercial streetscape include signs and directional lighting between shopfronts; opportunities for rainwater leaders and planters; brackets to support overhead canopies; recesses for seating and merchandise display; and residential entrances are encouraged.

Corners and Intersections – supplemental to Site Design Guideline 3.1.3 c) and 3.1.3 e)

- iii. Commercial and flexible use buildings, and the northwestern corner of the civic facility are encouraged to not have setbacks for small corner plazas at intersections, with the intention to promote restaurants, cafes and other active uses to concentrate at the central plaza along the spine.

Plaza Design – supplemental to Site Design Guideline 3.1.3 d)

- iv. Mid-block walkways are encouraged for access between Princeton Avenue and public parking in the mews to the south and north, to on-street parking along David Avenue and Burke Village Promenade, to parking at the civic facilities, and to residences within walking distance. Refer to the suggested mid-block link locations in the potential mid-block connection diagram.



Potential mid-block connections (locations may vary based on final parcels)

4.4.3 MIXED USE MARKETPLACE

Adjacent to the plaza, Princeton Avenue will develop with a grocery outlet combined with smaller commercial units and possible residential above. The intention of these Guidelines is to ensure the grocery outlet provides a rich pedestrian experience and supports the overall design vision. The Princeton Avenue facade will integrate natural materials, retail/commercial entries, generous areas of glazing, opportunities for seating and retail display, and continuous weather protection. Continuity along both sides of Princeton Avenue will be achieved through a consistent use of materials and design of weather protection design.



Demonstrates transparent ground floor grocery outlet with residential above



Generous glazing with views into interior

Entry to smaller CRU

Street level facade emphasizing stone

Recessed entry, incorporating wood and timber elements and generous space for retail displays and seating

Demonstrates treatment of street level grocery outlet

a) Site Design

- i. Separate retail units, residential entrances, and grocery store departments such as a florist, bakery or coffee shop, should be integrated into the streetscape to provide an active edge to the civic plaza and Princeton Avenue.
- ii. Where a longer frontage is presented by the anchor grocery store, windows providing views into the store from the sidewalk should be available over at least 50% of the Princeton Avenue frontage and be designed to discourage the potential that they will be covered over with posters or displays when the store is in use.
- iii. All building addresses including lighting should be integrated and complementary to the overall building design.

Building Materials - Continuous Street Level Retail -
supplemental to Citywide Guideline 2.1.1 b)

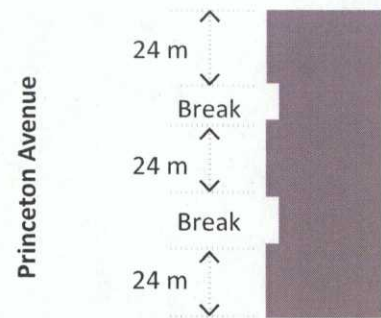
- iv. The finish on shopfront glazing frames will be either black, clear anodized or wood coloured to support continuity along the streetscape.
- v. Integrating overhead garage doors to increase access to sideways patios and plazas are strongly encouraged for retail and commercial units facing the central plaza.

Streetwall Height, Building Scale and Composition -
supplemental to Building Type Guideline 3.1.2 a)

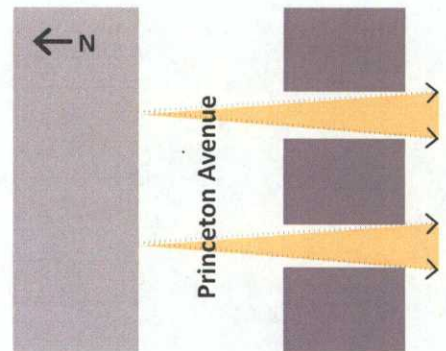
- vi. Significant architectural “breaks” on the Princeton Avenue facade, spaced maximum 24 m apart, including entrances to smaller commercial retail units, secondary entrance to the grocery outlet, “inverted” bays, green walls, etc. are required.

Residential Development above Street Level Uses -
supplemental to Citywide Guideline 3.1.1 g)

- vii. Townhouse forms above the grocery outlet should be oriented north-south to optimize views to the south from residential development on the north side of



Demonstrates breaks along Marketplace facade



Demonstrates views through residential development over the marketplace

4.4.4 RESIDENTIAL DEVELOPMENT

The intent of these residential guidelines is to encourage a mix of typologies that fit into the steeply sloping mountain side, creating walkable, engaging residential streetscapes.

a) Building Design

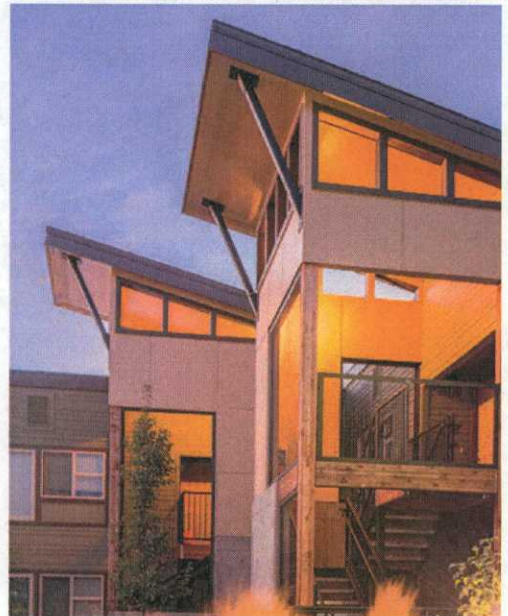
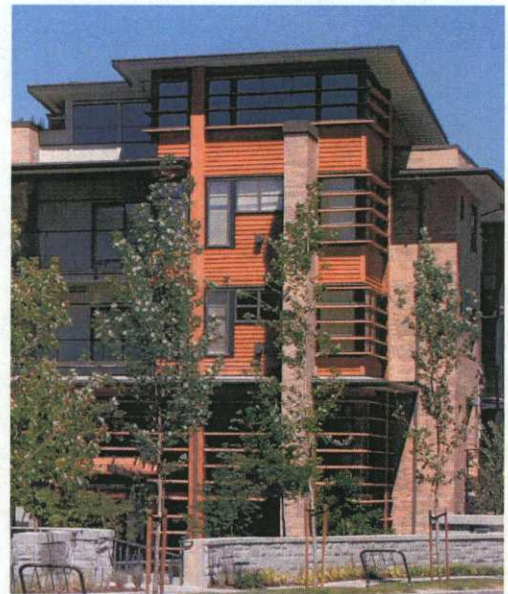
- i. Simple, sloping roof forms including gables and sheds are expected to be the dominant roof forms. Flat roofs are only permitted when they provide outdoor amenity space and they are required to integrate into the sloping roofscape. Skylights and dormers are encouraged to increase daylighting on north facing interiors.
- ii. All building addresses including lighting should be integrated and complementary to the overall building design.

Building Materials - supplemental to Citywide Guideline 2.1.1 b

- iii. Apartment buildings are encouraged to incorporate 2 storey units, where possible, with private entries, front gardens, fences or hedges and garden gates along the streetscape. Where 2 storey units are not feasible, private entries, front gardens, fences or hedges and garden gates are encouraged on all ground level units.



Demonstrates treatment of ground level units



Precedent roof forms

PART 4 - URBAN DESIGN + DEVELOPMENT PERMIT AREAS

- iv. All building materials including soffits, door and window trim, railings and guardrails should be durable and consistent with the overall design intent and sustainability objectives. Perforated aluminum or plastic soffit material is not permitted.
- v. The design of private and shared residential entrances should incorporate wood elements including heavy timbers.
- vi. Rooftops are encouraged to provide functional, outdoor space where possible.

- supplemental to Building Type Guideline 3.1.1 d)

- vii. Continuous or extended balconies are encouraged on the south and west elevations to enhance solar shading.
- viii. Rooftop decks are recommended to be 2.4 m and balconies 2.1 m minimum depth to be functional and support livability.

- supplemental to Building Type Guidelines 3.1.1 i) and 3.1.3 c)

- ix. Integrate the design of building entrances with public plazas wherever possible.
- x. Where a public, pedestrian pathway, sidewalk or right of way is adjacent to a development, provide ground level units with private entrances oriented to the pathway to enhance walkability and reinforce a fine grained streetscape.
- xi. All building addresses including lighting should be integrated and complementary to the overall building design.



Demonstrates use of wood in townhouse developments



Demonstrates well crafted timber details



Demonstrates wood and stone integrated into apartment design

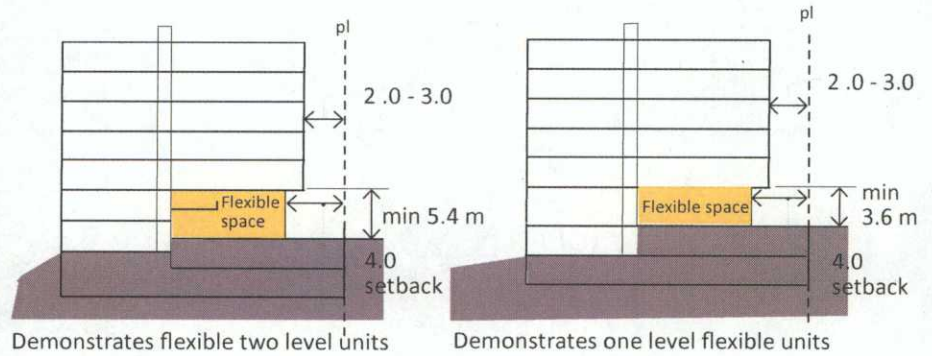
4.4.5 FLEXIBLE STREET LEVEL RETAIL/RESIDENTIAL



Flexible Street Level Retail/Residential is intended to accommodate a variety of land use scenarios as the Neighborhood Centre develops, including one level or two level street oriented residential or commercial units. Street level residential units should be designed to allow conversion into commercial or retail use as the density and capacity to support more commercial/retail increases. This portion of Princeton Avenue should continue the pattern of tall, ground level units in adjacent mixed use developments (refer to diagrams below) and consider 4.0 m setbacks for ground level units to increase privacy for residential use on Princeton Avenue. This setback would function as outdoor display or patio seating when the use is non-residential.



Demonstrates tall ground level flexible units with increased setback



Demonstrates flexible two level units

Demonstrates one level flexible units

Transparency and Glazing - supplemental to Building Type Guidelines 2.2.2 a) and 2.1.1 g)

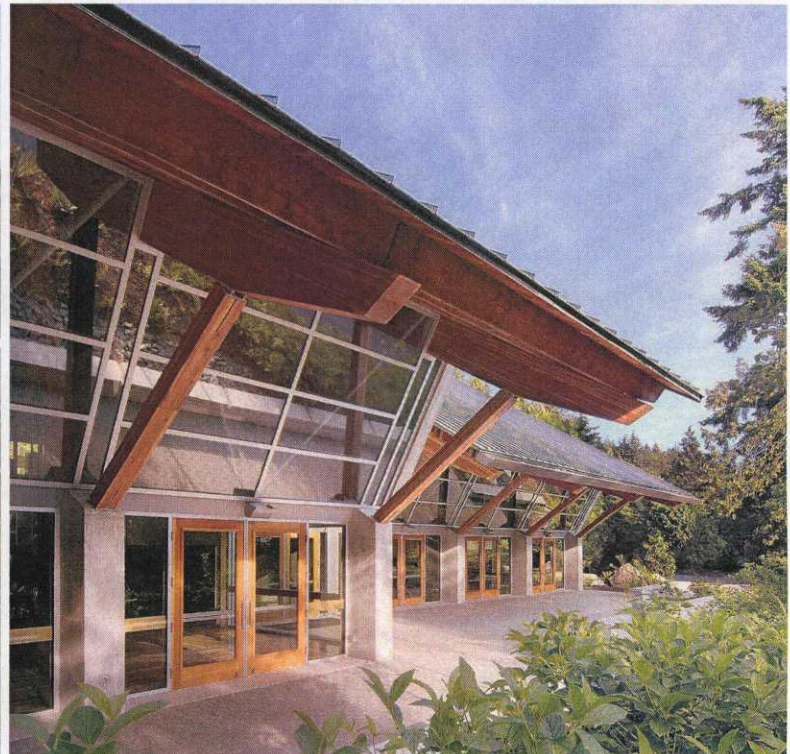
- i. Residential street level design should consider façade transparency for future commercial/retail uses.

Weather Protection Coverage - supplemental to Building Type Guideline 2.2.2 b)

- ii. Street level residential uses are required to incorporate weather protection to allow for conversion into future commercial/retail uses.

4.4.6 MIXED USE COMMERCIAL RECREATIONAL COMPLEX

These public buildings should be emblematic of the design vision. They should establish or reinforce a clear and strong identity for the Neighbourhood Centre. They should also contribute to the pedestrian nature of Princeton Avenue (refer to 4.4.2.b.i-ix) and the public character of the plaza. A Development Permit is not required for civic/institutional uses.



Precedent civic/recreational images

4.4.7 PUBLIC REALM AND LANDSCAPE GUIDELINES

The Partington Creek Neighbourhood Centre Streetscape Guidelines are the primary source of design directions for the public realm including the design of streetscapes, local lanes, the Upper and Lower Mews and the Central Spine between David Avenue and Burke Village Promenade. The following guidelines are supplemental to the Streetscape Guidelines and pertain primarily to public realm areas not covered in the Streetscape Guidelines and semi-private and private landscaped areas.

Public Realm

i. Surface Treatment – supplemental to Citywide Guidelines 2.4.2 a) and b)

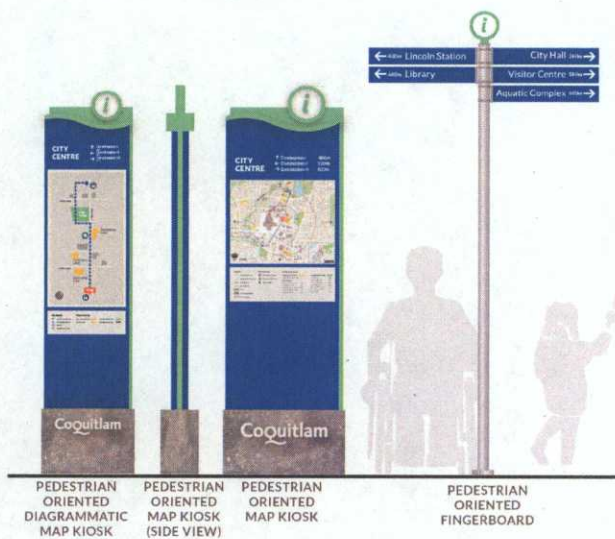
Paving materials and related surface treatments in the public realm are detailed in the Partington Creek Streetscape Guidelines. Paving patterns in the public realm should be referenced in order to continue the pattern and materials of the Princeton streetscape into areas of the streetscape located on semi-private or private property that are intended to be used and read by users as an integrated and seamless part of the public realm.

ii. Streetscape Standards – supplemental to Citywide Guideline 2.4.2 c)

The City of Coquitlam Standards and the Partington Creek Streetscape Guidelines should be referred to for all required frontage improvements (perimeter works and services).

iii. Directional and Wayfinding Signage

Directional and informational signage should be installed following the standards and guidelines in the Coquitlam Wayfinding Plan including map kiosks on Princeton Avenue and vehicular and bicycle directional signs at key decision



Demonstrates informational signage from the Coquitlam Wayfinding Plan

Landscape Elements

Lighting – supplemental to Citywide Guidelines 1.5.3 a) and b)

- i. Lighting on private property with public access should use light fixtures that integrate with the character and match the colour and material of streetscape lighting in order to achieve a cohesive streetscape and should be consistent with the building design.
- ii. Light emissions should be designed to reflect a natural light spectrum and render colours similar to daylight.

Fence Design – supplemental to Citywide Guideline 2.5.1 c)

- iii. Fences should be of high quality materials that integrate with and complement the character materials and colours of the site furnishings selected for the detailed design of the Princeton streetscape. Appropriate fence materials include metal with a contemporary design expression (anodized steel, stainless steel, aluminum), treated wood and cast in place concrete and stone for posts.



Demonstrates fence materials and contemporary design

Seating

- iv. Seating in the public realm should be of three types: benches, low walls and planter edges designed for seating as part of the detailed design of the Princeton streetscape, a suite of catalogue benches specified in the detailed design of the Princeton streetscape, or movable tables and chairs set out by restaurants / cafes or by the civic facilities fronting on Princeton and the Central Plaza.
- v. Seating elements are an opportunity to use locally sourced wood including wood milled from lumber from the site as a placemaking strategy.



Illustrates seating milled from local lumber source



Demonstrates movable tables and chairs and seating integrated into a landscape design

Furnishings

- vi. Furnishings in the public realm should be selected from the range specified in the detailed design of the Princeton streetscape including: trash and recycling receptacles, water fountains, bicycle racks and bollards. Refer to the *Partington Creek Streetscape Guidelines* for more information.

Stormwater Features

- i. In order to reveal the operation of rainwater management through design, visible features within the public and private realms are encouraged. Features to collect and detain rainwater within the public realm could include: features to receive rainwater from buildings, rain gardens integrated into plazas and courtyards, surface channels along stairs or ramps, and public art that is integrated with and designed to make rainwater management visible.



Planting and Plant Materials – supplemental to City wide Guidelines 2.5.2 b), c) and d)

- ii. Street trees of a species selected during the detailed design of the Princeton streetscape should be planted in the boulevard zone using the City standards developed for healthy street trees, including the use of silva cells, structural soil or other technical solutions to encourage root growth and access to rainwater. Tree grates are encouraged as a means to permit pedestrian access between parking cars and the movement zone of the sidewalks.
- iii. The selection of plant materials throughout Partington Creek Neighbourhood Centre should focus on plants that are indigenous to the mountainside or similar cultivars that are well suited to the local climate. Plants that are known to attract bears should be avoided (i.e. strawberry plants).
- iv. Surface stormwater detention basins are encouraged, where they do not impede movement or outdoor uses, such as in the area between the movement zone of the sidewalk and the building face or in residential courtyards. These basins should be planted with a variety of species that tolerate being wet during rain events to emulate a naturalized planning area rather than with formal geometries.



Demonstrates stormwater features in adjacent to public movement routes



Demonstrates stormwater feature plantings



Retaining Wall Design – supplemental to Citywide Guideline 2.3.2 d)

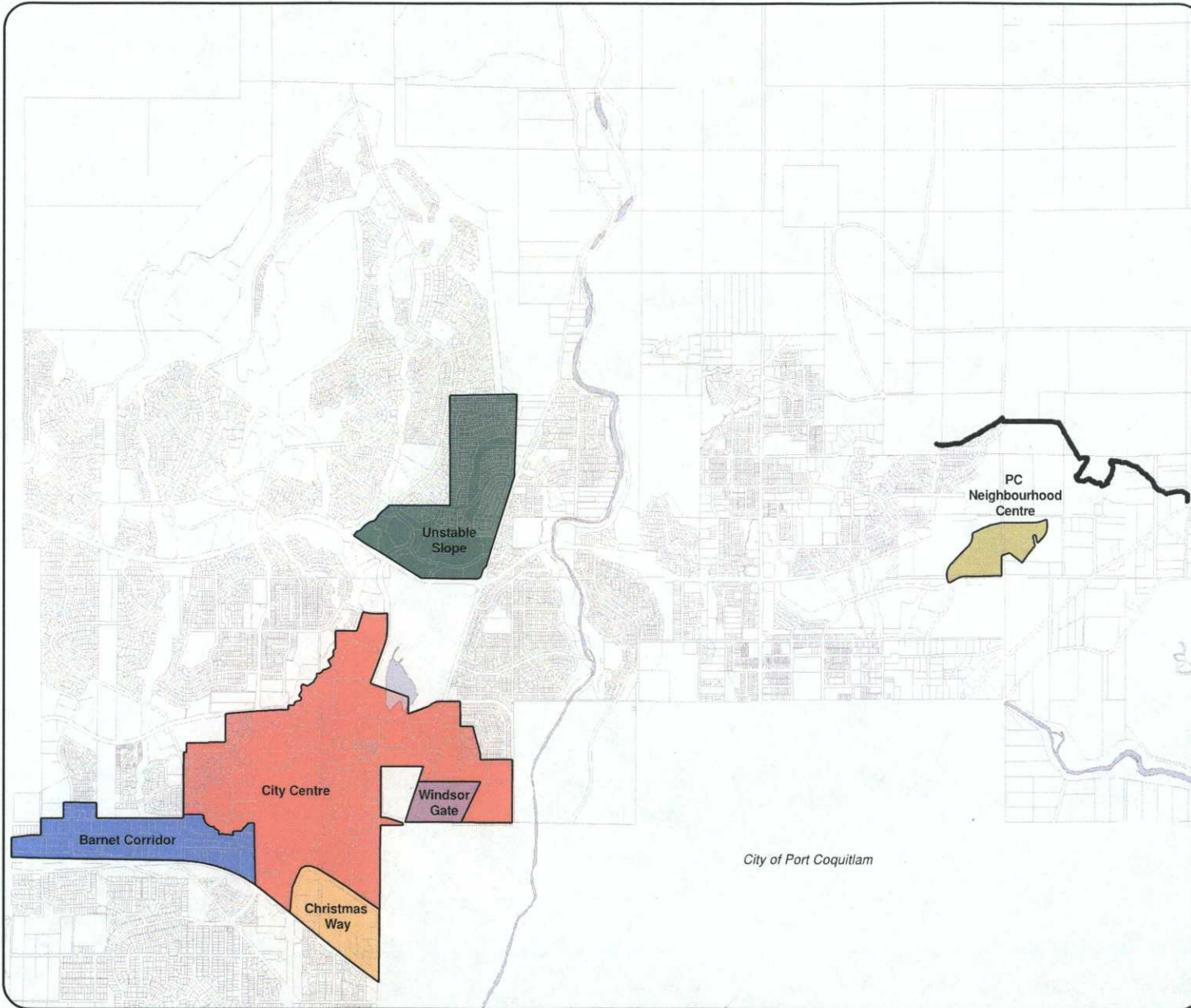
- v. Retaining walls should be finished at the top to ensure that walls do not end abruptly or expose rough edges to potential contact. Wall tops should transition into soft landscape, either landforms or planting.

Bicycle Circulation

- vi. In addition to on and off-street bicycle routes and paths, all pedestrian links should include a bike channel in any stairs to facilitate movement of people walking bicycles on routes that connect up and down the slopes of the Neighbourhood Centre.



Demonstrates bike channels for ease of movement up and down stairs



**SCHEDULE B
DEVELOPMENT PERMIT
AREAS -
CITY CENTRE, NORTHEAST
AND NORTHWEST
COQUITLAM**

LEGEND

— Interface Wildfire Risk Management Boundary

Development Permit Areas

- Barnet Corridor
- Christmas Way
- City Centre
- Unstable Slopes
- Windsor Gate
- Partington Creek Neighbourhood Centre

* Only geographic development permit areas shown. Refer to section 1.2.3 for additional land use based development permit areas.



Adopted: March 18, 2013
Last Amended: July 08, 2013

Map Projection: UTM Nad1983 10N
Prepared By: Planning & Development
Source: City of Coquitlam - OCF GIS layer

Coquitlam