



**COUNCIL WORKSHOP
NORTHEAST COQUITLAM OCP REVIEW PROCESS
AGENDA**

DATE: Tuesday, January 19, 1999
TIME: 8:30 a.m. to 12:00 noon
PLACE: Council Committee Room

- I Purpose**
- To review the draft Northeast Coquitlam Official Community Plan which was circulated to Council in early December
 - Report on key issues related to the plan
 - Outline the next steps in the planning process
- II Overview of Draft Official Community Plan**
- Format
 - Policy Highlights
 - Implementation Strategy Highlights
- III Key Discussion Items**
- Economic Development Implications of the Draft Plan (report attached)
 - Legal Issue:
 - Implications of a Public Use Designation on Private Property
 - Northeast Works Yard Site
 - Current Development Proposals
 - Measuring Sustainability: Alternative Development Concept
 - Financial Issues:
 - Infrastructure Financing
 - Development Phasing
 - Development Cost Charges
- IV Next Steps**
- Community Planning Advisory Committee (CPAC) meeting
 - Public Open House
 - Revised Draft - First Reading and Public Hearing
- V Adjournment**

A handwritten signature in black ink, appearing to be 'M. M.' or similar.

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION

1999 January 14

File: Community Plan - Northeast Coquitlam

TO: N. Cook, City Manager

FROM: D.E. Day, General Manager Planning and Development

SUBJECT: **ECONOMIC DEVELOPMENT IMPLICATIONS OF THE DRAFT
NORTHEAST COQUITLAM OFFICIAL COMMUNITY PLAN**

**FOR NORTHEAST COQUITLAM OCP REVIEW PROCESS
COUNCIL WORKSHOP**

BACKGROUND

At its regular meeting of November 24, 1998, Council's Economic Development Committee recommended:

" That the draft Official Community Plan for Northeast Coquitlam be reviewed by the Planning and Development Department as to economic development implications, particularly in terms of jobs and tax base to support and complement proposed housing."

The economic development implications of the proposed land use concept/OCP for Northeast Coquitlam have been considered in both the Land Use Planning Study and the Financial Planning Study processes. This report provides a summary of the economic development-related findings of these two studies along with draft plan proposals related to home-based business opportunities.

DISCUSSION

Commercial Planning and Development Assessment

As part of the land use planning process, a commercial planning and development assessment and forecast was prepared in 1997 by Harris Hudema Consulting Group Ltd. The analysis provided a forecast of retail, service commercial and office space which would be required to serve the projected population in Northeast Coquitlam. The study analysed general market conditions in BC, Greater Vancouver, Coquitlam and Port Coquitlam; reviewed existing and planned commercial competition to Northeast Coquitlam in the Coquitlam and Port Coquitlam areas; and determined future commercial and retail demand generated by additional population growth in the Northeast. Based on these factors, the study projected the following retail and commercial floor space demand:



1999 January 14

File: Community Plan - Northeast Coquitlam

To: N. Cook, City Manager

"Northeast Coquitlam OCP Review Process Council Workshop"

DISCUSSION cont'd/

Retail/Commercial Floor Space Forecasts at Build Out (2016) in Square Feet

- Retail	-	90,600
- Service/Commercial	-	63,400
- Office Commercial	-	23,000
Total		177,000

The majority of the projected retail floor space will be related to food and convenience stores (supermarket, other food stores, drug store). Other retail floor space is projected to include apparel, home furnishings, semi durables (e.g. plants, flowers, books, video) and durables (e.g. sporting goods, photo finishing).

Service commercial floor space accounts for businesses such as financial and insurance, real estate, business services, health and social services, accommodation, food and beverage services, personal and household services (e.g. barber/hairstyling, cleaners).

With respect to the office commercial floor space, the study projected that Northeast Coquitlam will require only a limited amount of office floor area per capita as the population grows. Potential demand will be curtailed as the likelihood of creating more government offices in suburban locations diminishes and areas such as the Coquitlam Town Centre, with its superior transit connections and highway accessibility, attract most of the office potential in the Northeast Sector.

The commercial development forecasts for the Northeast will result in significant business opportunities which will in turn create local employment. Based on standard measures of employees per square foot of commercial space, the Northeast Coquitlam commercial component will require a total of 500 full time employees.

Northeast Coquitlam Financial Planning Study

The Northeast Coquitlam Financial Planning Study completed for the City by KPMG/Colliers International also considered the economic implications of the proposed development in Northeast Coquitlam. The Study concluded that the proposed land use plan is expected to generate significant economic benefits for the Region as the community is built and in ongoing activities of existing and new residents. Economic indicators considered through the study process include expenditures (by the City, Provincial Government and residents), employment generation and government revenues.

1999 January 14

File: Community Plan - Northeast Coquitlam

To: N. Cook, City Manager

"Northeast Coquitlam OCP Review Process Council Workshop"

Expenditures

In summary, the study projected the following construction expenditures, most of which are expected to benefit the City and Region.

- Municipal capital expenditures (not recoverable through DCCs) - \$13.5 million
- Provincial capital expenditures (schools/transit) - \$118 million
- New residents' expenditures - \$2,087 million

Employment

Approximately 1200 permanent jobs, comprised of the following components, are anticipated to be created as the plan is implemented.

<u>Component</u>	<u>No. of Employees</u>
• 177,000 square feet of commercial/retail development	500
• Schools (1 secondary, 2 middle, 5 elementary)	350
• Civic facilities/infrastructure: Community Centre	5
Fire Hall	35
Community Police Station	2
Library	15
Regional Parks	20
City Works Yard	<u>20</u>
TOTAL	97
• Private Facilities	
• Recreational Clubs	10
• Places of Worship	5
• 2 Seniors' Care Centres	200
• 3 Daycare Centres	<u>45</u>
TOTAL	260

Revenues

The Financial Study also examined government revenues, specifically property taxes and school taxes at full build out, as an indicator of economic impact of the proposed development plan for Northeast Coquitlam. The study forecast that municipal tax revenues will total approximately \$7 million/year and approximately \$7 million/year in school taxes.

1999 January 14

File: Community Plan - Northeast Coquitlam

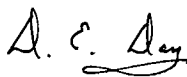
To: N. Cook, City Manager

"Northeast Coquitlam OCP Review Process Council Workshop"

CONCLUSION

Through the analysis of a number of economic impact indicators, the proposed development plan for Northeast Coquitlam is anticipated to generate significant economic benefits for the City and the Region as the community is built out and by ongoing activities of residents. From a local employment perspective, the plan seeks a greater balance between opportunities to work and live in the same community. Given the location of Northeast Coquitlam relative to major transportation facilities and major markets, as well as the competitive advantages of other nearby employment centres such as Coquitlam Town Centre and Mayfair/Pacific Reach as well as within Port Coquitlam, most of the jobs will likely be generated by the proposed major community facilities, schools and retail/commercial and office development in the proposed village, once the significant employment during the construction phase is completed.

The NEOCP has been formulated to be open to the opportunity for a mix of residential and commercial uses in the Village Core, consistent with the consulting study findings on market potential and acceptability. Throughout Northeast Coquitlam, home occupations (home-based business and manufacturing) will also be encouraged. In order to facilitate the approval of these uses, the plan's implementation strategy recommends that the zoning and building regulations be examined to identify potential barriers and to develop a supportive policy and regulatory framework. Home-based business and manufacturing are topics which will need further exploration but may provide opportunities to increase local employment and economic vitality while alleviating the need for commuting. Over the life of the plan, should new employment opportunities and uses wish to locate in the Northeast, these proposals could be reviewed.



DEBORAH E. DAY

RI/lmc



COUNCIL WORKSHOP
NORTHEAST COQUITLAM OCP
JANUARY 19, 1999



An informal meeting of Coquitlam Council convened in the Council Committee Room on January 19, 1999 at 8:30 a.m. with the Mayor and all Councillors, except Councillor Becker, in attendance. Members of staff included Norm Cook, Deb Day, Rob Innes, Neil Nyberg, Andrew Wood, Robin Hicks, Jennifer Wilkie, Barry Elliot and Mike Nihls.

Notes:

The purpose of the meeting was to provide an overview of proposed policy recommendations and implementation strategy within the draft Northeast Coquitlam Official Community Plan, which had been circulated to Council in early December 1998, to report on key issues related to the plan and to discuss next steps in the planning process.

Discussion topics included:

- implications of designating private lands for public uses such as parks. A memo from the City Solicitor summarizing the legal implications was circulated to Council for information (attached);
- if and how water metering was being considered in the plan;
- was central or district heating, as part of overall community energy planning, being integrated into the plan?
- on-site water management techniques such as rain barrels and whether this has been considered and included in the plan;
- whether, through the planning process, a comparison of the school planning and development experience in Westwood Plateau with the Northeast had been undertaken;
- economic development potential and implications, particularly the number of jobs that will result as the plan is implemented.;
- opportunities and challenges related to additional sites for a public works yard in Northeast Coquitlam; operational needs for a works yard in the Northeast;
- the two current development proposals (Landview Group and Hazel Drive Residents Association) which are currently before Council. These were discussed in the context of the overall community plan and related phasing strategy;
- opportunities to use the Provincial infrastructure program to assist with servicing costs;
- financial considerations particularly related to the Five Year Capital Expenditure Plan, acceptable Development Cost Charges (DCCs) levels and financial implications to other residents of servicing Northeast Coquitlam;
- potential cost recovery options related to servicing costs for the Landview Development proposal.

lu

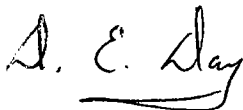
**Council Workshop
Northeast Coquitlam OCP
1999 January 19**

Follow-up Actions:

- Staff to prepare a report to Leisure & Parks Services Committee to clarify the purpose of the proposed major City park on Gilley's Trail and to report on priority parkland/trail acquisitions in the Northeast, related costs and information on court challenges related to public use designations in Maple Ridge and Delta;
- Staff to ensure that policy references to water metering , rain barrels and opportunities for central/district heating are included in the OCP;
- Staff to review the overall land use concept with a view to identifying lands that could be considered as long-term employment sources, such as information-based jobs, clean industries, outdoor recreation, alternative medicine, tourism and report back to Council for further discussion;
- Staff to report back on the location of the additional water reservoir site and whether it is on private or public lands;
- Staff will identify the existing reservoir site on Harper Road plus two potential additional works yard sites at the expanded existing Fire Hall Station on Coast Meridian and the southeast corner of Coast Meridian and David Avenue at the upcoming public OCP Open House with explanations on the facilities that are being contemplated;
- Staff will report back on work commissioned by the City to model the implications of a lower density development concept against the sustainability (i.e. resource efficiency, energy consumption, short and long term infrastructure costs) indicators which were used in the land use planning process;
- Staff to consider the option of market-based and acceptable levels of DCC's for Northeast Coquitlam in general.

A follow-up workshop will be held with Council in February to address and report back on these issues and questions.

The meeting adjourned at approximately 11:30 am.



DEBORAH E. DAY
General Manager Planning and Development

RI/lmc

Attach.



1999 January 17

PRIVILEGED AND CONFIDENTIAL

MEMO TO: General Manager, Planning & Development

COPY TO: City Manager

FROM: City Solicitor

SUBJECT: North East Sector OCP - Designating Private Lands as Park

At the last Council Workshop on the North East Sector OCP (the "OCP"), I provided verbal advice to Council members in attendance on the legal implications of designating private property as future "park" in the OCP. This memorandum summarizes the principal elements of that advice.

The Municipal Act Requirements

The Municipal Act requires that if an Official Community Plan designates private lands as future park or road, the municipality's five year capital expenditure budget must make provision for the cost of acquiring that land.

Concurrently with the adoption of the OCP Council must ensure that the current five year capital expenditure budget includes an amount equal to the estimated current day value of the private lands shown as future park or road. Council may choose to show that funding in any year of the five year plan and it is possible where the funding appears in the fifth year of the plan to continue to roll it forward as a five year cost in subsequent capital expenditure budgets. In other words, the Municipal Act does not require that acquisition actually occur within the five year capital budget period but that the funding always remains within the five year plan until actual acquisition.

Impact on Private Land Owners

Adoption of an OCP that designates private lands as either park or road does not alter the existing zoning of those lands. Unless Council initiates a re-zoning of the lands either concurrently with the OCP and subsequent to it, the lands remain as previously zoned and development can occur on the lands in accordance with that zoning.

The risk to the property owner is minimal if the owner has no short term plans to sell or develop the lands.

If the owner contemplated undertaking improvements and/or re-development to the lands that were otherwise permitted by the current zoning, that too would still be within his or her provided that the City might, upon receipt of a development application, a

building permit or other application affecting the future use of the land, elect to acquire the same immediately rather than allow the development and thereby increase the cost of acquiring the lands in the future.

If the owner wanted to rezone the lands, Council may legitimately reject the zoning application as being inconsistent with the OCP.

If the owner wanted to sell the lands, he or she could elect to do so and the City is not entitled to notice of such a sale. However, should the sale come to the City's attention through any prospective owner making reasonable enquiry about future uses, the City could elect to purchase the land immediately, again, as a safeguard against escalating price due to development.

At every point, be it redevelopment by the current owner or redevelopment by a new purchaser, if the City does not acquire the land at its fair market value, it will have to allow the redevelopment to go through provided it otherwise meets the City's bylaws.

By way of a simple example of these concepts, consider the following scenario:

- Two acre parcel with an old home - assessed value of land \$600,000, assessed value of improvements \$40,000 - total value \$640,000
- OCP designating parcel as future "park"
- Single family zoning in place
- Owner applies for building permit to demolish the old house and build a new single family home worth an estimated \$1,000,000
- building permit application meets Building Bylaw

At this point, the City would have to decide whether it was in its best financial interests to acquire the land at its current value of \$640,000 or allow the demolition and rebuilding to occur raising the potential future value of the land and improvements to \$1,600,000.

As part of the OCP process Council should give consideration to the acquisition strategy that will best advance its financial interests. It may be that early acquisition is desirable in order to avoid inevitable land value increases as redevelopment of the area generally begins to progress. An early purchase strategy has to be weighed carefully against the cost of holding land for potentially long periods of time until the park is required for the area. The General Manager, Corporate Services and Treasurer can give Council guidance on this and other financial considerations.


Deborah Brown
City Solicitor



504

TOWN HALL MEETING NOTES
NORTHEAST COQUITLAM OFFICIAL COMMUNITY PLAN

Wednesday, May 05, 1999

Leigh Elementary School

Start at 7:30 p.m.

Council Members present:

- Mayor J. Kingsbury, Chair
- Councillor K. Becker
- Councillor L. Hollington
- Councillor M. Reid
- Councillor J. Stangier
- Councillor D. Thorne
- Councillor M. Wilson



Staff Members present:

- N. Cook, City Manager
- D. Day, General Manager Planning and Development
- R. Hicks, General Manager Corporate Services
- B. Elliott, General Manager Leisure and Parks Services
- J. Wilkie, Manager Corporate Planning
- R. Innes, Planner 2
- M. Carver, Engineering Technologist 1
- B. McLennan, Engineering Technologist 1
- T. Wingrove, Deputy City Clerk

Guests:

- John Steiner, Urban Systems
- Al Didrickson, British Columbia Assessment Authority

The Planner 2 provided an overview of the draft OCP including its goals and principles, a highlight of plan proposals and a summary of the overall development concept.

Mr. Clint Wheeler, 3495 Baycrest Avenue. He stated that an extension of Mitchell Street is planned adjacent to his property and that this has seriously hurt property values for him and his neighbour. He stated that this road extension would create many problems including traffic, noise, crime and accidents. He stated that his neighbours have worked hard, saved money and made the right choices to allow their families to live in a unique neighborhood and raise their children and grandchildren in a secure and safe environment. He stated that this is a special neighbourhood where people

W

know and care for each other with little traffic or crime and that anyone who has driven up Rockland to Baycrest can easily understand the need to preserve this small community. He stated that development of Mitchell Street into one of the main roads of this new development would tear apart the neighbourhood and destroy one of the jewels of Coquitlam.

Mr. Wheeler stated that it is easy to understand the desire to gain access through his neighbourhood by a developer of a new subdivision as it would be a grand entranceway. He added that the residents have spent their working life to be able to live in this area and contribute to its character and that it is difficult to understand any real need to take this route as the area is largely undeveloped. He stated that less evasive routes exist that could be used and asked that they be considered. Mr. Wheeler stated that one of the long-term residents stated that a survey was completed and commitment made to exclude the neighbourhood from the OCP but that this position was ultimately changed. He stated that many of the residents feel angry and frustrated as their views were heard and not taken seriously. He asked that his views and other residents' views be considered in order to save his neighbourhood.

Ms. C. Hughes, 1952 Flynn Crescent. She stated that she was born and raised in Kelowna and watched it being desecrated by progress and urban planning similar to the Scott Road, Guildford and Newton areas in Surrey which is now a cement parking lot. She stated that the plans for the David Avenue Connector and Shaughnessy Street would make the River Springs subdivision and streets unsafe for children. She further stated that children cannot go to the mall for fear of being mugged or walk the streets, for fear of being burglarized or harassed, but added that River Springs is a safe community for his children and neighbours. Ms. Hughes stated that residents can walk across the street and that children can walk across from the school and home to get home safely. She added that residents fought for years to get a school and speeding zones in the area but that vehicles travel at 80 miles per hour with the existing narrow streets. She stated that the proposed OCP would turn Shaughnessy Street into a Lougheed Highway and would lower property values and take safety and security away from the neighbourhood and children.

Mr. V. Howard. He stated that there are approximately 12 properties at Gilleys and Oliver that are planned for future parkland and asked why approximately sixty acres of land would be removed from the municipal tax base. He stated that hundreds if not thousands of acres of parkland including Greater Vancouver Regional District property and agricultural property are immediately adjacent to these properties. He further stated that residents have had residential land there for 30 to 50 years but that parkland would create a cost to taxpayers with hundreds and hundreds of acres of land in Coquitlam and the North East sector.

The General Manager Leisure & Parks Services stated the major City park would serve a different purpose than a regional park or a provincial park which are created for wilderness types of pursuits. He stated that the major City park would be similar to Blue Mountain Park or Town Centre Park where festivals and events for the community could be hosted and would be more active people-oriented and generally provide a totally different purpose than regional or provincial parks.

Mr. Howard stated that one of the principles of parkland is to be accessible and close to the community and that the proposed major City park was located on the far side of the North East sector. He further stated that the City and GVRD should share parkland and uses rather than have adjacent and competing parks.

The General Manager Leisure & Parks Services stated that one of the major concepts of the Draft OCP is to locate most of the parkland within each of the neighbourhoods. He stated that the precise locations of the smaller parks integrated into each neighbourhood are not well defined but that these kinds of smaller facilities would be close to the people and within walking distance. He stated the major City park would serve more of a destination type of function where larger events could occur, where greater numbers of people could gather and therefore it is not located in the backyard of people. He further stated that the major City park would be adjacent to the Minnekhada Regional Park and farm so that the City's trail system can complement the Region's trails and users can gradually move from a more urban sort of park into a more natural area.

Councillor Wilson arrived at this time.

Mr. T. McLaughlin, 3256 Karley Crescent. He stated that the draft OCP would make the connector road from Oxford down to Shaughnessy and straight across the river but that the map provided indicates a better route would be down to Lincoln Avenue. He asked if David Avenue would go straight across the Coquitlam River. He also asked if soundproof fences would be provided to protect existing residents against noise pollution. He finally asked some short-term measure would be implemented to ensure safety on David Avenue and protection of private property.

The General Manager Planning and Development stated that the need for two crossings of the Coquitlam River was considered throughout the planning process with one in the vicinity of David Avenue and another more southerly crossing at Guildford Drive or Lincoln Avenue. She stated that Coquitlam staff are working with Port Coquitlam staff to look at the Lincoln Avenue alignment but that two options for the southerly crossing are being considered. She stated that the actual design of David Avenue was being studied in the context of more detailed roadway designs and should include sound buffering. She further stated that staff would respond to short-term safety issues prior to the bridge construction phases.

Mr. B. Asmundson, 3456 Roxton Avenue. He stated that the biggest problem with the draft OCP is that the statistics are misleading and the OCP area is not comprehensive. He stated that the statistics and is East from Coast Meridian and from Highland over and excluded the areas of Landview and Hazel Drive. He stated that a Northeast Coquitlam OCP should include the statistics and area for the whole North East area and that this exclusion is a major flaw. He stated that he is glad to see there are people here from River Springs who now realize the impact to their community. He further stated that the CPAC Committee excluded developments and areas within the North East area. He stated that the process should be slowed down to include statistics and traffic implications from the Landview and Hazel Drive development proposals. He stated that these omissions were a major flaw in the draft OCP and if it was adopted as such the plan is doomed to fail right from the beginning.

The Planner 2 stated that the plan area does include everything within the City boundaries including River Springs but that development numbers do not include the Landview development proposal and Hazel Drive development proposal. He stated that the Landview proposal is on land classified as a development reserve and which includes lands that, because of steep slope and streams, are much more difficult to service. He further stated that the

overall development count for the Draft OCP including the River Springs area and existing development is approximately 7,600 dwelling units including existing development of approximately 1,200 dwelling units in North East Coquitlam.

Mr. Asmundson stated that the plan does not include this area and that information provided and road projections are not based on this area or complete development counts. He stated that an Official Community Plan for North East Coquitlam should include the entire area and the Landview and Hazel Drive development proposals.

The Planner 2 stated that these two development proposals are being considered by City Council and that traffic impacts and servicing impacts in the context of the North East OCP have been requested.

Mr. Asmundson stated that the CPAC should have been fully involved with these development applications and OCP implications.

Mr. G. Verrall, 1508 Martin Street. He stated that he has been actively involved in watching the progress of the OCP from the sidelines with great interest and has provided comments when given the opportunity to do so. He stated that he is primarily interested in the KPMG financial study. He further stated that he observed the OCP Open House last week and filled out a comment sheet but would elaborate for the benefit of those who are not privileged to review these comment sheets.

Mr. Verrall stated that development of the North East area should not be a contest of time but rather of quality and best utilization of the property. He stated any development must be of sound design and be financially viable and that he does not support the proposed development based on the new urbanism programs. He stated that he does support a conventional 1960s kind of lots developed on a slow basis rather than a complete rolling over of major communities. He further stated that proposed development plan in the KPMG proposal would cost \$54,000,000 for the City under conventional growth for the first four years of development which is completely unrealistic. He stated that the same KPMG report notes that the completion will cost Coquitlam 8.9 million dollars to service the area with only 7.2 million dollars of revenue each year at the very end of development and that the North East sector would cost 1.7 million dollars each year. Mr. Verrall stated that one of

the main principles of the Draft OCP is that the community must foster self-sufficiency including the servicing and the operations rather than taxing the other people. He stated that if North East Coquitlam was not self-sufficient then property taxes must increase or the quality of the services decrease and that the community should endeavour to operate on a profit basis.

Mr. Verrall stated that one his principle concerns that has been raised at many meetings is that the City has continually ignored the existing residents who live within the North East sector and are concerned with the proposed roads and bridges that are proposed through peoples' properties without discussion. He stated that he wants to see a clear map that includes all of the present homes and residents with any roads or any bridges going through these properties highlighted in red. He stated that it is very important to consider the wishes of the existing residents and that any existing property owners that would be affected should be explicitly contacted and consulted. He stated that residents cannot assume an increase in property taxes and traffic congestion and that normal development should take place and the whole process slowed down. Mr. Verrall stated that the Northeast OCP should not be a massive program 20 years in duration but rather the plan should be scaled down. He stated that the very bottom of the Coast Meridian area could not be realistically developed within a five-year period and that future plans and proposals should not be excluded.

Mr. Verrall stated that many residents have five to twenty acres of property and they are not able to subdivide due to effluent disposals. He stated that alternate technologies are available through conventional single residence waste water treatment plants that will allow people to dispose of the effluent within their own residences. He stated that a resident of Belcarra or Maple Ridge may have an insufficient septic field but can install a sewage treatment plant and be permitted to occupy property and that North East area residents should have this alternative. He further stated that this technology would not cause any effluent or infrastructure problems for the City of Coquitlam as all needs are addressed on each property with one-third the recommended area for a typical septic tank with a very clean discharge. He stated that the Simon Fraser Health recognizes this technology and many units have been installed within the North East area but that it is not recognized by the City of Coquitlam and existing residents deserve an additional opportunity to pursue this opportunity.

Mr. Verrall stated that the draft OCP being reviewed is not financially practical as the design is too loose and too undefined with regards to infrastructure, the size and the town with or without Landview or other proposed developments. He stated that the plan is far too grandiose to be considered at this time and that the grand proposal should be modified into something much more modest and much more obtainable. He further stated that North East Coquitlam is a beautiful area and it must have a good quality development plan to include the existing residents and people in other parts of the Greater Vancouver Regional District.

It was noted that the Simon Fraser Health Board would comment on alternative waste technology rather than City staff and that information would be available prior to the Public Hearing.

Mr. G. Gidora, 1239 Oxbow Way. He stated that he was born and raised in Surrey and it was once a nice rural community that experienced over development in a rushed fashion. He stated that there were many communities within the City of Surrey, that he grew up in Sullivan and that this community does not really exist today. He stated that he has lived in various places throughout the Province and moved to River Springs two years ago and felt like he was coming home. He stated that River Springs was a nice, small, friendly community and that he knows the people on his street. He further stated that it is a safe community and the type of community that everybody should aspire to develop and where people should want to live. Mr. Gidora stated that this type of community within the larger municipalities and larger urban areas must be considered and if the draft OCP. He stated that Shaughnessy Street was classified as a collector street but that a definition was not clear.

Mr. Gidora stated that Shaughnessy Street goes through a park and a school zone and a residential zone with no commercial development and nothing that warrants a large volume of traffic except the people living in this area. He stated that children play on these streets, that people walk and enjoy the trails and their community. He asked that City Council take a second look and see just what can be done within the bounds of community planning to protect this community. He stated that he understands that development must take place and the area will not remain static but that the community character of this area must be protected. He further stated that the draft OCP should aim to develop other areas that are as nice and as warm and as friendly as River Springs.

Mr. J. Tecson, 3240 Karley Crescent. He stated that he was also attending on behalf of his neighbours who provided a letter to the Planning and Development Department. He stated that he was requesting information that was not available at the Open House, namely a projected traffic volume for David Avenue at Shaughnessy and a planned view of an intersection such as David and Shaughnessy including pedestrian and traffic safety proposals, bus pull-outs and noise abatement. He stated that conversion of David Avenue to four lanes across the Coquitlam River is 20-year old thinking that does not reflect current transportation strategies of other authorities in the region including the City of Port Moody and Translink. He further stated that a major road network moving people in cars should not be the motive behind the draft OCP.

Mr. Tecson stated that Coquitlam's own Mission Statement alludes to residents being able to enjoy quality lifestyle in a clean and safe environment and that a road development of this magnitude would be contrary to this statement by plowing cars through the back yards of established neighbourhoods, encouraging vehicle use thereby creating excessive noise and increased pollution and putting the public at risk at crossings. He stated that families must walk children to schools nearby. Mr. Tecson stated that the draft outline of the major components of the North-East OCP April 1999 includes a central village centre, transit supported land uses, lower density suburban and rural residential development, protection of environmentally sensitive areas and protection of lands within the ALR which all redeeming qualities, but noted that the proposed development is contrary to all of these points. He stated that a river crossing at this point would create a highway effect through the River Springs subdivision and would draw vehicles from the Lougheed Highway, up Shaughnessy Street to David Avenue and across the Coquitlam River. He further stated that motorists from the North West sector and beyond would also be attracted to circumnavigate the congestion characteristic of the Coquitlam Centre area and that traffic increases of this magnitude would be a recipe for disaster around the parks and schools that line the route. He stated that the draft OCP would be dangerous for our children and requested that David Avenue is maintained so that the community as a whole would benefit. He stated that North East Coquitlam properties are often advertised as backing onto a green belt with a park-like setting and quiet community and the draft OCP would remove all these well known qualities.

Mr. J. White, 1381 Oxford Street. He stated that up until about four years ago his home was three houses from the end of the road and is now two blocks from the end of the road. He asked for clarification on the OCP process as there was no mailed notice similar to the Open House and that he was told by a neighbour of an advertisement in the paper on the weekend for the Town Hall meeting. He stated that the flyer he received mentioned a Public Hearing and was unclear what this meeting represented and asked what citizen involvement will occur over the coming months with respect to each of our neighbourhoods. He stated that the plan is generally very good and is delighted to see East-West traffic is being considered and not just North-South traffic. He stated that most of the problems raised tonight are the result of North-South traffic problems and more East-West access will eliminate these problems. Mr. White stated that he strongly supports the David Avenue crossing and it is not surprising that it is included in the draft OCP as it was promised eight years ago by a realtor. He stated that it is surprising that a secondary crossing somewhere around Lincoln is being considered in cooperation with Port Coquitlam that is unlikely and heard that even a third crossing could develop at the expense of the developer for the Northern properties to the East of the Coquitlam River. He further stated that all river crossings are welcome to address Fire/Rescue access and traffic congestion.

Mr. White asked for an explanation of the extension of Oxford Street. He stated that there is a proposed school or park to the east of Hyde Creek and north on the Oxford extension. He stated that he might support the Oxford extension if there was an access from Oxford going east to that school or park but understands it would then have to pass over Hyde Creek which is quite unlikely for environmental reasons. He stated that in this instance Oxford Street should be stopped where it is and picked up a couple of blocks later to feed out to Coast Meridian and then south to David Avenue, over to Coast Meridian Road and up to go to that school or park. He noted that the alternative would be going north on the proposed Oxford extension over to Coast Meridian and then south so there is not a need for it unless there is that access. He stated that all the traffic that the people in River Springs are worried about will not use Coast Meridian but rather Oxford Street to David Avenue, across the Coquitlam River and continue going west and the reverse travelling east. He stated that southbound traffic would not use Coast Meridian or Oxford Street to a dead end in Port Coquitlam but rather Oxford Street to David Avenue, David Avenue to Shaughnessy Street and

Shaughnessy straight through south to Mary Hill or the freeway. He stated that residents do have a real concern in terms of all that North East traffic using the David Avenue crossing or going south down Shaughnessy but that a simple answer may be blocking off Shaughnessy.

The General Manager Planning and Development stated that an Open House was held last Wednesday night and a newsletter was distributed for each household in the Northeast Official Community Plan area. She stated that Mayor and City Council received a letter from the North East ratepayers asking for a Town Hall meeting but that the newsletter was already prepared at that point although the information was provided at the Open House. She stated that the Public Hearing is something quite different than this Town Hall meeting and that the public can provide comments at that point as well.

The City Manager stated that the Public Hearing will be advertised in the newspaper, the Ratepayers' Association will be aware of it and that City staff will attempt to ensure that interested parties are notified.

Mr. J. Steiner stated that Oxford Street is envisioned as a collector roadway including the portion to be extended and south within Port Coquitlam. He further stated that the Port Coquitlam OCP indicates a Shaughnessy crossing of the Lougheed Highway as well as the CPR tracks to create a second connection in the downtown with no more than two lanes in the North-South direction. He stated that the majority of the travel is that East-West traffic which would be the four-lane crossings for David Avenue as well as an additional connection in the East-West direction.

Ms. M. Fankboner, 3327 Coy Avenue. She stated that her property is within the top part of the area under consideration and is a fairly flat area of one-acre subdivision unlike the draft OCP designation. She stated that any plan is as good as its foundation and there are three errors in the foundation of this plan that has been troubling from the outset. She stated that the first error is that the GVRD and a previous Coquitlam City Council with little resistance or funding from the GVRD mandated this draft OCP. She stated that the second error is that the land use plan proceeded with the idea that no one currently lives on this land which is wrong. She added that her property has become riparian green space as a result and the environmentally sensitive designation is difficult to get removed. She added that a creek was removed almost 30 years ago from our property that was finally removed after 18 months of

discussion but the property is still designated for green space because it might be a riparian catch basin. Ms. Fankboner stated that this might make some sense for a 40 or 20 acre parcel but not for a one-acre parcel. She further stated that if her land is essential for saving the fish then she should be compensated for this land as it is part of the cost. She stated that if the City paid for all property designated "passive park land" then the 153 million dollar figure is inaccurate when considering those on small lots who are wiped out.

Ms. Fankboner stated that she attended every CPAC meeting that was open to the public and hoped that City Council would listen to the people in this community a little better than Maple Ridge City Council. She expressed her concern that CPAC did not meet from November to April and suddenly the financial implications were rushed through and not presented at the Open House. She stated that there was no rush to have the Public Hearing as the financial information and draft plan has only recently been released and a number of concerns must be addressed. She further stated that residents have insufficient time to understand the information and that part of the residents' negativity is that they are feeling very rushed.

Mr. J. Kogler, 1429 Coast Meridian Road. He stated that he did not understand why the low density zoning proposed at eight units per acre was extended across Highland as it would have a very negative impact to these properties. He stated that his property is designated as large single family units but that Highland was a clear natural barrier. He further stated that the density of eight units per acre is actually too high and that an opportunity for possibly one-quarter acre parcels should be included. He stated that the City owns the Fire Hall on the north-west corner of Highland and Coast Meridian Road which would easily subdivide into eight lots. He stated that property taxes are extremely high in this area and that he should not be looking at eight or ten back yards which is proposed. He asked if the City was only looking at the maximum dollar that can be recovered from taxes or the maintenance and conservation of our lifestyle.

The Planner 2 stated that this property was designated low density residential and primarily single family lots and would continue similar land use fronting onto Coast Meridian.

Mr. Kogler stated that increased density should be phased in gradually and should not cross a natural barrier and to do otherwise is running roughshod over the existing property owners.

Ms. E. Ward, 3337 Hazel Avenue. She stated that the Town Hall meeting was important and the ratepayers' organization appreciates the efforts. She stated that complete mapping of the watercourses must be completed to determine the sensitive and non-sensitive land in the area. She stated that the decision for the river crossing must be made quickly and is the primary concern in the area. She noted that the ratepayers' association has requested river crossing for fire services first and development later. She stated that taxation is a major concern and asked if it was based on potential use instead of actual use. She stated that the sewer plans must be provided for existing homes and not just developers. She stated that starting the first stage of the plan with only single family homes was a concern.

Ms. Ward stated that Minnehada Farm and Park planned to discharge effluent into the 90-acre lake which was a concern. She stated that the property slated for parks and schools and the timing of land acquisition was a concern. She also requested an explanation of the development reserve designation on the draft OCP.

The Planner 2 stated that lands in the development reserve were further up the mountain with steep slopes and were generally seen to be beyond the 20-year time horizon because of servicing access issues.

Ms. Ward stated that four parcels of land at the top of Coast Meridian and the first property on Hazel Drive has one-half of their land in hillside single family and one-half in development reserve which should be reconsidered.

The Planner 2 stated that the boundary between the development reserve and the lower designations was due to water pressure zones so the upper properties were more costly to develop.

Ms. Ward asked if there was any change in land ownership in the last month of Crown or Amon Holdings.

It was noted that there was no change in land ownership but this has not been recently confirmed.

It was noted that the GVRD is looking at restoring the farm buildings and upgrading the lodge at Minnehada and setting aside money to put in a proper sewage connection to the GVRD sewage and not discharge into the lake.

Mr. W. Roots, 1371 Gilleys Trail. He stated that his family lives in the middle of what has been designated a park and, although it may be a great location, there are many families that currently live on that land. He stated that specifically purchased acreage property in Coquitlam to raise our family that includes six children so he would not move to a condominium or subdivide the property. He further stated that a park in this location would be fine except it would displace him and create a financial hardship. He stated that replacement cost for a 30 year old home on one acre lots would likely be one million dollars. He stated that he feels somewhat robbed right now because of the potential lifestyle change and not being that I may not be able to replace what he already owns. Mr. Roots stated that the proposed zoning has created virtually worthless properties in the area because no one will touch them due to the zoning. He stated that this makes it very difficult for me to relocate because similar properties are available very infrequently and the potential of my being able to sell his property and being able to buy something else in the same area is nearly impossible. He stated that he is not overly supportive or opposed but is concerned with the park going on his property.

Mr. D. Norman, 317B Evergreen Drive, Port Moody. He stated that there seems to be a number of landowners who have rather expensive tracts of land of 30-40 acres and asked what would happen if these established a conservation covenant in an area where a road or school was proposed. He stated that residents could enter into such a conservation covenant to preserve their land and could end any planned roads or extensions, institutional use or other use, especially with the strengthening under Bills 25 and 26. He stated that residents may have a card to play and asked if anybody asked if staff have any concerns or if any covenants are in place at this moment.

The General Manager Planning and Development stated that staff were not aware of any conservation covenants in particular and would not be able to comment on their implications.

Mr. Norman stated that staff should be able to comment on the validity of a conservation covenant and asked if such a covenant would supersede the OCP. He stated that this was an important question that should be answered before Public Hearing.

It was noted that the conservation covenant information would be available for the Public Hearing.

Mr. Norman stated that the Coquitlam River is designated number four on the endangered rivers list in British Columbia and asked if the proposed river crossings have involved the people that set that designation and considered their views. He stated that the environmental context has changed during production of the draft OCP and that there was a great deal of concern about the proposal for Coquitlam River bridge crossings. He asked if the Department of Fisheries and Oceans has commented on the proposed bridge crossings.

It was noted that all river and stream crossings were subject to the laws of the Ministry of Environment and Department of Fisheries and Oceans and that their approval was required for design and construction.

Mr. Norman asked what would happen if the federal or provincial agencies did not approve a river crossing.

The General Manager Planning and Development stated that the responsible provincial and federal officials have been part of the discussions and the planning process with regards to a number of environmental issues including river crossings. She stated that staff would continue this dialogue and move through the process appropriately with these agencies.

Mr. Norman asked if staff has determined whether the Department of Fisheries and Oceans would permit at least one, if not two, crossings over the Coquitlam River.

The General Manager Planning and Development stated that senior government officials have reviewed the draft OCP including the possibility of the river crossings and that review of further detailed information has been identified.

Mr. Norman asked if this approval would be obtained prior to the draft OCP being forwarded to Public Hearing so people would know if a river crossing was possible.

It was noted that the City could not anticipate what Department of Fisheries and Oceans or Ministry of Environment, Lands and Parks would decide with absolute certainty at this point and that the draft OCP was for a five to twenty year period.

Mr. Norman stated that a Public Hearing should be held after the senior government agencies approve the river crossings and that the City has control over scheduling this meeting. He stated that the City should not proceed to Public Hearing on a plan which is so dependent on a river crossing without prior approval.

Ms. D. Spraggs, 1038 Gatensbury Street. She stated that the courts were misled in their assessment appeal hearings as they were told that the David/Pathan crossing did not exist and asked if the crossing would require use of her property.

It was noted that the City of Coquitlam is currently in court with respect to the Spraggs property and that City Council and staff were not able to comment or respond at this time.

Ms. Spraggs stated that the draft OCP is contingent on river crossings and if the bridge did not require use of her property then it must be on another property. She stated that residents are being misled into supporting a development plan with the understanding that David Avenue and Shaughnessy will be used. She further stated that the courts were misled as they were told that the David Pathan crossing did not exist by City officials but that the draft OCP plans show David-Pathan as she has said for ten years after her taxes went up one thousand percent that David-Pathan existed and it would have a huge impact on her property.

Ms. V. Knezevic, 3519 Victoria Drive. She asked if the City of Coquitlam has jurisdiction over the Fish And Wildlife Management Branch with respect to removal of a restricted covenant of a specific lot.

It was noted that the City of Coquitlam does not have jurisdiction in this area.

Ms. Knezevic stated that a small waterway existed on our property when it was purchased in 1996 and the restricted covenant was removed from the property. She stated that the draft OCP designates her property as an environmentally sensitive area despite removal of this covenant. She stated that City staff have provided a letter advising that the waterway would be removed from the plans but this has not occurred. She further stated that residents should feel comfortable that the City of Coquitlam and senior governments will honour previous commitments.

It was noted that City staff would investigate this matter further and provide information to Ms. Knezevic.

Ms. Knezevic asked how many traffic lanes were designated for Victoria Drive and Mitchell.

Mr. Steiner stated that Victoria Drive was anticipated to be a four lane roadway with provisions for turn lanes at intersections and Mitchell was anticipated to be a two lane roadway.

Mr. E. Hill, 4043 Mars Place, Port Coquitlam. He stated that he has attended previous Open Houses and has observed a lack of interest or concern with present land use in the area which seems strange in terms of a land use planning process. He stated that he supports those people who are concerned about the impacts that the draft OCP would have on their property and he shares these concerns across his street in the Cedar Drive and Victoria Drive area. Mr. Hill stated that medium density housing was proposed in that area although the neighbourhood recently opposed the proposed rezoning of property in this area to allow high density housing. He stated that many of their arguments were similar, namely that residents purchased homes in that area based on the existing neighbourhood and environmental amenities. He stated that this was a good area to raise families and was safe and that high density housing was inappropriate. He further stated that high density housing was no more appropriate across the street on Victoria Drive in Coquitlam. Mr. Hill asked how discussion with Port Coquitlam for the draft OCP has taken place as a very sharp dividing line at Victoria Drive has been created from relatively large lots and single family dwellings into high density housing.

The Planner 2 stated that Port Coquitlam planning and engineering staff have been consulted at key stages and that this would continue to happen. It was further noted that a more detailed neighbourhood plan would be necessary prior to development on the north side of Victoria Drive that would take into account the lower density uses in Port Coquitlam. He further stated that the draft OCP has been referred to the City of Port Coquitlam for formal response prior to Public Hearing.

Ms. J. Porter, 4225 Cedar Drive. She stated that her property is approximately eight lots from the proposed Freemont Park, that this entire area has been designated as medium density housing but that an environmentally sensitive area and large agricultural area exists nearby. She asked how the large number of people would be accommodated in these sensitive areas. She stated that this area was included in Phase 5 of the planning and asked if the property can be rezoned immediately or 15 years from now when development occurs. She asked if residents need to worry about property tax assessments changing immediately if the plan is approved or 15 years from now when the property is developed.

Ms. Porter stated that the area must not have been studied carefully if property is redesignated to medium density due to the creek and other environmentally sensitive land. She stated that the creek is incorrectly identified on the draft OCP maps and there is no provisions for water connections or road improvements. She stated that the area has seen tremendous growth and change in recent years including increased traffic on the narrow road that is in disrepair. She stated that the road was to be repaired in conjunction with a water line but the work was not approved by City due to the large cost involved and residents were unwilling to pay an estimated \$12,000 per homeowner. She stated that the road is also considered an internal dike and it must be raised and that this repair work should not be borne only by the area residents when these services would be upgraded in the future for use by many more people.

Mr. Didrickson stated that assessments are completed on an annual basis and BC Assessment Authority appraises these lots and not set the market prices. He stated that the property assessment would not increase only as a result of the OCP change but would depend on a number of things related to the marketplace, purchase prices and infrastructure. He stated that the OCP does have some effect, but a large measure of assessments depends on these other factors.

Ms. Porter asked if assessments would not be affected by the draft OCP and development plans by the City in 15 years.

Mr. Didrickson stated should the development community or the investment community start purchasing land in this area at a certain price then the BCAA must consider the marketplace.

Ms. Porter asked of the size of the area considered by BCAA and if property on Victoria Drive would affect property assessments down on Cedar Drive.

Mr. Didrickson stated that this scenario would not affect Cedar Drive property values.

It was noted that the location of Partington Creek would be confirmed and maps corrected if necessary.

Ms. Porter stated that the draft OCP maps did not include water mains in her neighbourhood nor any provision for road repair and asked if some immediate measures could be taken to fix Cedar Drive. She stated that she was advised by the Provincial Government that the dike along Partington Creek is considered an internal dike, rather than an outside dike and the City is responsible for maintenance.

It was noted that City staff would follow up with Ms. Porter with regards to more immediate road repairs and investigate the dike status of Cedar Drive and the implications of development plans and that dike considerations would be available prior to the public hearing.

Mr. R. Nessel, 2001 Bow Drive. He stated that he is Chairman of the River Springs Council and is uncomfortable with people pleading to not lose their family home in favour of a park. He stated that he does not support a roadway being constructed through River Springs and that there is no rush to adopt the Official Community Plan. He stated that the draft OCP shows the second river crossing going down the end of Karley at the end of Shaughnessy Street where he lives and asked if City Council has power to plan and construct this road. He stated that there has been too much information in too short a time period that was difficult to understand. He stated that River Springs is unique as there is one road in and one road out, heritage trees line the boulevards and the community is active with Block Watch and Heroes and

this road construction would divide this community in half. He noted that a day care centre and school are located on the worst corner on the street and that speed and parking are already a concern. He stated that the 465 homes of River Springs would oppose this draft plan and asked how to make formal representation to prohibit Shaughnessy Street through River Springs as a collector road.

It was noted that a Public Hearing would be held to receive input and that City Council would consider adoption of the Official Community Plan.

Ms. L. Wilder, 1308 Flynn Crescent. She stated that she grew up in a small town and moved to River Springs to raise her family in most wonderful places in Greater Vancouver. She stated that she is concerned with the draft OCP implications and thanked the person who delivered notice of this Town Hall Meeting to her mailbox as she had no knowledge the meeting although she reads the local papers regularly. She stated that she has been negligent in not paying attention to the OCP process and meetings in the past but will attend all subsequent meetings. She asked how many lanes would be used for David/Pathan and Shaughnessy Street.

Ms. Wilder stated that her home on Flynn Crescent is adjacent to the bluff side of Shaughnessy Avenue which once did not include any homes and a farm and now is congested with traffic including heavy trucks. She stated that a four to six lane highway for David Avenue would be atrocious for residents of River Springs, Oxford Heights and Karley Crescent. She stated that the bluff has been unstable in the past and once sloughed went into each backyard and home on Flynn Crescent. She stated that the City has already rebuilt backyards and the bluff and installed fences and that residents have enjoyed the privacy of a backyard and security of this work. She stated that David Avenue as a four to six lane highway would compromise the bluff again and also create noise. She noted that the bluff at Shaughnessy and Lodge fell down last year leaving residents without a road for two weeks and the plan was now for a major road to increase traffic and make the bluff more unstable and that personal and property safety is a concern.

Ms. Wilder stated that River Springs includes small lots that back onto Shaughnessy Street and asked how many lanes it would be as existing residents enjoy a really quiet lifestyle and privacy. She stated that a City Councillor had commented that the ultimate loss of parking on Shaughnessy must be addressed by those residents but noted that parking on streets and lawns is prohibited for emergency vehicle access. She stated that children play road hockey on the street and no one minds as it contributes to the small and safe feeling of River Springs. She further stated that she would not feel safe with a four lane highway in her backyard and another two or four lane highway in her front yard. She stated that residents are losing parking, privacy, and the road system would be dangerous.

Ms. Wilder stated that the David-Pathan connector was well known but that it was considered not viable as the Coquitlam River is sensitive and would not be permitted. She asked where the road would be constructed, if that property owner would sell the property, if the City would pay fair market value how fair market value would be determined. She stated that increased traffic brings increased crime and the River Springs is proud of a crime rate of almost zero percent. She further stated that she would head a petition for all of the residents of River Springs, Karley, Oxford Heights, and anyone else to oppose the draft OCP.

Mr. Steiner stated that David Avenue with full build out of the area and the two river crossings would be a four lane road and would function as an arterial road and that Shaughnessy Street would remain classified as a collector roadway with a two lane cross-section. He stated that parking could technically remain and would not necessarily have to change.

Mr. Asmundson stated that there has been a lot of concerns and questions raised regarding crossings and asked that the Public Hearing be delayed as the real estate market is flat and Public Hearings should not be held in the summer. He stated that he would like to see answers to the questions raised so the OCP is done properly without big unanswered questions as there is no rush and noted that Westwood Plateau is not built out. He stated that the Northeast Coquitlam Ratepayers' Association is very concerned that CPAC did not meet for six months and then there was one meeting, one Open House and then Public Hearing. He stated that he believes some City Councillors realize the seriousness of some of these questions posed by residents here and asked that the Public Hearing be delayed as it has no cost and may be helpful in the upcoming election.

Mr. J. Fister, 1363 Gilleys Trail. He stated that he opposed both the process and the plan for the many good reasons that were already stated by neighbours and community members. He stated that this draft OCP has descended upon residents and treated them like insects under some little dome. He stated that he does not deserve to be living in park land or build a home or have commercial enterprises in a park no more than City Council has the right to designate this property. He stated that the draft OCP should be the last resort and not the first step. He stated that the idea of public input at this late stage is wrong, that the process must be delayed and that evolutionary and participatory planning with residents' hearts and families in mind rather than some type of model built in grandiose scale and design with numbers. He stated that neighbourhood and community has been ruined around the world, but that North East Coquitlam has managed to hold on to these ideas.

Mr. Fister stated that taxes would be increased as a result of the draft OCP and that City Council and staff should speak plainly as the residents are intelligent people. He stated that officials are hired by residents to do a job in a manner that reflects community interests and this input should have been solicited at the beginning of the process and not the tail end. He asked how who from City Council or staff lived in the North East sector.

It was noted that the planning process has taken place over the past eighteen months with a community advisory committee and it may slow down even more.

Mr. Fister asked to see who on City Council is in favour of the proposal as it stands currently and if a plebiscite on this matter has been considered.

It was noted that Council members must have an open mind prior to a Public Hearing and a plebiscite has not been formally discussed.

Mr. Fister asked why medium density housing is being permitted adjacent to Partington Creek which is an environmentally sensitive area yet across the street in Gilleys Trail, which is not environmentally sensitive land and is currently one acre residential is now designated park land. He asked why other avenues have not been explored and if it was easier to disrupt the lives of so many residents at a cost of millions of dollars rather than examine other alternatives. He asked how many soccer fields are necessary or are they necessary at all. He asked if his land would be expropriated as he does not wish to sell.

The General Manager Leisure and Parks Services stated that the City would purchase land as it becomes available from willing sellers and there is no intention of expropriating land.

Mr. Fister asked for some assurance that no land would ever be expropriated in that area.

The City Manager stated that the City of Coquitlam could not provide this assurance.

Mr. Fister stated that the draft OCP may be legal but may not be moral, desirable and feasible. He asked that the residents be considered and plans changed to reflect their wishes. He stated that the process should be slowed down to plan with residents and not against them and asked for full participation in the planning process. Mr. Fister asked if conflict of interest guidelines exist for members of the planning committee and City Councillors to ensure that they do not profit from this process. He stated that the people of the neighbourhood must be conserved in addition to the landscape and greenscape.

It was noted that Council members and Officers must disclose their holdings and that this information and conflict of interest guidelines are available for public inspection.

Ms. Hughes stated that new developments are being constructed similar to River Springs and that the draft OCP would destroy this existing development. She stated that traffic would increase due to rat racing similar to Cape Horn Avenue and that Shaughnessy would be very busy between Lincoln and David if the road was completed. She noted that River Springs has heritage trees that cannot be touched and street widening in River Springs would require expropriation of common land. She stated that the bank at Shaughnessy Street is unstable and that River Springs Council recently had the bank inspected by an engineer who deemed it unstable. She stated that River Springs has a five to ten year plan to stabilize the bank as the bank belongs to River Springs but that completion of David Avenue would make the bank even more unstable and jeopardize people's homes. She stated that River Springs residents have a number of questions and a lot of anger. She asked how to appeal the proposed changes to David Avenue and Shaughnessy Street because residents are tired of traffic, youth with the burning cars and

the parties. Ms. Hughes stated that one road in and one road out of River Springs stops home invasions and muggings and that two major arterial routes would result in increased crime. She stated that the draft OCP North East section is an ideal plan should be introduced in realistic stages and not by taking over everything.

It was noted that the process might be slowed down and that City Council will be considering the merits of the draft OCP at the Public Hearing.

Ms. Hughes stated that the process should be slowed down and that more input from the public is necessary. She stated that assurances are needed that certain people will not be affected and proposed Shaughnessy and David changes will be removed from the plan as they will divide River Springs as a community.

The General Manager Planning and Development stated that further design work of river crossings was necessary to be certain of all the property boundaries and to respond definitively to any expropriation questions.

It was noted that there is no fixed area designated for the David/Pathan at this point but simply a generalized area and that more detailed expropriation information would be available at the Public Hearing.

Ms. H. Ichikawa, 3228 Karley Crescent. She stated that she opposed the four lane David/Pathan connector. She stated that she purchased her property two years ago as it had a country feeling with the Coquitlam River and ravine nearby. She stated that the ravine would be taken away if a four lane connector comes down through on David Avenue. She stated that she has tried to develop her backyard from clay to grass and planted trees and shrubs in order to enjoy raising a family and enjoy the backyard but would be unable do this with four lanes of traffic noise and congestion on David Avenue. She stated that she uses the West Coast Express train to commute downtown and that more commuters should use this service rather than East-West connector roads. She further stated that traffic on Shaughnessy Street must be slowed down due to parked cars and children and that it would be very dangerous with increased traffic.

Ms. S. Brown, 1977 Bow Drive. She stated that Shaughnessy Street is currently like a speedway that the RCMP have completed several speed surveys and that residents have begged for a school zone. She further stated that two additional lanes would only make this situation more dangerous and asked how the road would be widened in the area of the Equestrian Centre. She also asked if the road through River Springs would be changed and if the on-street parking on Shaughnessy Street would be removed.

Mr. Steiner stated that Shaughnessy Street would not be widened and would remain a two lane roadway with the same width. It was further noted that the road alignment would not change through the park and that any work to stabilize the slope would be a separate project and initiative. He also stated that the road through River Springs would not be changed and that Shaughnessy would remain the same width and that parking would not be removed in order to accommodate the four lane road.

The Meeting recessed at 10:07 p.m.

The Meeting reconvened at 10:19 p.m. with all members of Council present.

Ms. M. Currie, 3505 Baycrest Avenue. She stated that Mitchell road was curved in order to remove her home. She stated that she purchased her home about seven years ago and researched the future plans for property owned by the City of Coquitlam and was told there were no plans and her property would not be affected. She stated on this basis the property was purchased and developed for use over the next 25 to 30 years including a one thousand square foot deck when the draft OCP was presented. She stated that she was absolutely stunned and confused and asked why Mitchell was being developed.

The Planner 2 stated that a portion of Mitchell Street already exists and that a collector road from Victoria Drive to the proposed village centre was needed and Mitchell Street was necessary for spacing of collector roads.

Ms. Currie stated that four homes have been removed for this formula and the residents are not being treated as human beings. She stated that alternatives exist that would fewer homes and that potential owners have more rights than existing property owners. She asked if the City would expropriate her property for the purpose of constructing this road.

It was noted that the City has specific expropriation abilities for road allowances and that this information can be made available. It was further noted ~~that the~~ detailed design and location must be determined.

Ms. Currie asked why school and park sites were planned on private properties that already exist as acres rather than the 40 acres of municipal property.

The General Manager Leisure & Parks Services stated that school and park sites are indicated as very general locations and show the City's intent to have a school and park in that general area.

Ms. Currie stated that property values and people's lives were being affected and that human beings with families live on these properties and asked when the last OCP for the North East was completed.

It was noted that the last OCP was adopted by City Council in 1993.

Ms. Currie stated that this information was not available in 1992 and that her home and others were purchased with the assumption that this was an established neighbourhood. She stated that her home is used as leverage for a business and this has been affected due to the reduced the value of her home. She stated that the company employs 18 to 20 people that are also affected

Ms. Fankboner stated that the upper Coquitlam River valley is extremely sensitive to noise and that the David/Pathan crossing would disturb this sensitive environment. She stated that the Westwood Plateau has been increasingly busier and louder and that others across the river complain about the gun club. She stated that railroad cars can be heard in the evening and that every car that crosses the river would be heard but the acoustical sensitivity has been disregarded.

Ms. Fankboner stated that CPAC was not open to the public at all until after the land use decisions were made and that a ghost committee has made many decisions behind closed doors so the planning process has not been one and one-half years. She stated that no one from CPAC ever came to her to ask about neighbourhood planning and it was not that open a process. She asked what would happen in five years if this draft OCP was adopted given that community plans would have a 20 year horizon.

The General Manager Planning and Development stated that staff were moving towards a city-wide OCP as one of the planning documents that will guide overall development. She stated that the city-wide OCP would have a 20 year time horizon with a five year review that was perhaps less comprehensive than the North East OCP process. It was also noted that any OCP amendment at any time must have a Public Hearing.

Ms. L. Howard. She stated that her property was unsure of the definition of a residential park and noted that Softball City in White Rock is also a City park adjacent to a provincial park. She stated that the proposed park was adjacent to an environmentally sensitive and agricultural area and that Minnekhada Park is used for peace, quiet, tranquillity and that a major sports field was not appropriate in this location. She stated that a sports complex or sports fields would include children but also with a little more noise and entertainment to the area. Ms. Howard stated that the property has been in her family for 35 years and the intent was to keep it in the family and not as a park. She stated that the property was currently in limbo and asked about the timing of land use decisions.

The General Manager Leisure & Parks Services stated that the park was classified as a major city park that would likely include sports fields but the ultimate use would include an entirely different and comprehensive park planning process with community input.

Ms. Howard stated that her family has five acres of property and are very unwilling sellers so the plan should be amended to exclude five acres from the park.

Ms. C. Brolese, 3438 Roxton Avenue. She stated that the City committed to exploring the potential of a public cemetery or memorial park into Harper Park asked if this is an allowable use in a dedicated park or if the intent was to locate a cemetery near Harbour Park. She stated that she supports the City planning the cemetery well in advance.

The General Manager Leisure & Parks Services stated that cemeteries are an allowable use in the P-3 zone but was unsure how these lands were dedicated as park. He stated that Harper Park was identified as a potential location but more detailed discussion was required.

Ms. Brolese stated that if a cemetery was not an allowable use at Harper Park it should be located somewhere else in the North East OCP area.

Mr. B. Edward, 5100 Quarry Road. He stated that as a long time resident who has seen the area grow very nicely and quietly he is appalled at the dictatorial attitude of the City with private property in general. He stated that it was unacceptable that the City can tell people what their land will be and the land use designation means that property may not be sold. He stated that one property owner has 13 acres for sale that cannot be sold as it is designated park in the draft OCP.

Mr. Edward stated that that he wanted to speak in behalf of his wildlife friends at Widgeon marsh that is an environmentally sensitive area and should never any habitation in it. He stated that Widgeon Marsh filled with some of the most amazing wildlife you have ever seen and is natural and wild forever that development will totally destroy this unique area which is the largest fresh water marsh north of San Francisco. He stated that the proposed trail was through the lowlands and tidal marsh and that he would strongly oppose the trail as identified.

Ms. S. Cooke, 2007 Bow Drive. She stated that her property backs David Avenue and Shaughnessy Street and her property will be adversely affected. She stated that River Springs works very closely with the Department of Fisheries and Oceans and salmon enhancement and currently has a big program in progress. She stated that residents pay for extra security in River Springs to keep our community safe and it has been in the news over the last two years as a very caring, close knit community that is helpful and supportive. She stated that she is mostly concerned that this sense of community, safety and security will be lost. She stated that River Springs is not a sleepy community and will be fighting to keep what very important.

Mr. G. Verrall stated that road easements and the set backs and all of the other things have not be considered in the lot sizes as proposed. He noted that a perceived 22,000 square foot lot may in fact be an 18,000 square foot lot and this discrepancy becomes more dramatic as the high density development is considered. He stated that the planning documents should show the physical lot sizes without the services and infrastructure so the actual lot size would be displayed as the current method in not properly representative of lot sizes. He also asked that the planning documents be provided on CD ROM format which would be less expensive and establish a web site to keep residents informed.

It was noted that the planning materials were available in the public libraries for anyone to use.

Mr. M. Ma, 3389 Roxton Street. He stated that the draft OCP identified about 80 per cent of his property as an environmentally sensitive area and the remaining area could not be developed and asked what he could do for future development or renovations of the existing home.

The General Manager Planning and Development stated that staff could review the renovation plan to determine if the footings and your foundations would create any change to involve another government agency and that a subdivision or development plan would require some site specific assessment.

Mr. Ma stated that at some point he may have to maybe put a new house on the property and asked if he would have to walk away from that piece of land at that time.

The General Manager Planning and Development stated the fact that a house already exists would weigh heavily in his favour because the site has already been disrupted. She stated that building plans must be reviewed and very careful determinations made about the foundations and the evaluation is site specific.

Mr. D. Wintle, 1964 Flynn Crescent. He stated that the river crossing would cause Shaughnessy to be turned into a racetrack and one child was recently injured on the road and create traffic problems for River Springs. He stated that the Coquitlam River was environmentally sensitive and did not understand how a bridge could be constructed or the plan working. He stated that there was lots of support for the new community created by the draft OCP but did not see any support for the existing community. He asked what would be done to improve the existing traffic situation as the development plan would only worsen this problem.

There were no further speakers at the Town Hall Meeting.

The Meeting adourned at 10:55 p.m.

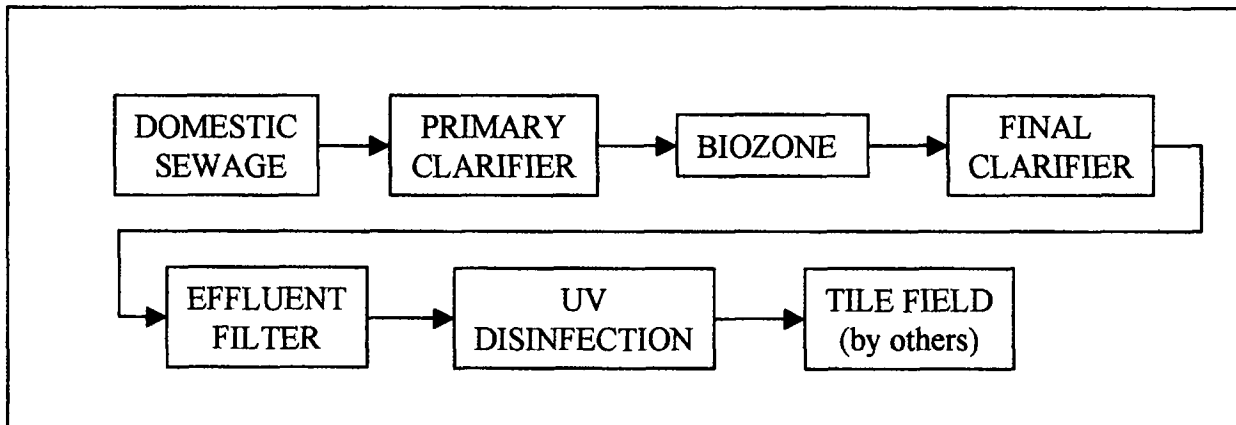


P.J. HANNAH EQUIPMENT SALES CORP.
ENVIRONMENTAL AND INDUSTRIAL EQUIPMENT MANUFACTURERS AND SUPPLIERS
SINCE 1973

TYPICAL INSTALLATION



PROCESS FLOW



The Klargestor HQ treatment plants are the latest innovation in the development of our package sewage treatment plants. Guaranteed to produce an effluent quality of ≤ 10 mg/l BOD₅, ≤ 10 mg/l Suspended Solids and ≤ 400 MPN/100ml fecal coliform, the HQ series meets the requirements of the current Ministry of Health's Innovative Technologies Program.

For further information on this product please contact Gary Black at
P.J. Hannah Equipment Sales Corp. at (604) 591-5999



P.J. HANNAH
EQUIPMENT SALES CORP.

USK/2/0592

GARY BLACK, P.Eng.
Technical Sales Representative

UNIT #10, 8528 - 123rd STREET, SURREY, B.C. V3W 3V6
TELEPHONE (604) 591-5999 FAX (604) 591-9925
TOLL FREE 1-800-663-6793 E-MAIL pjhannah@direct.ca



BIODISC®

Wastewater Treatment Plant

Certified to ANSI/NSF Standard 40

Class I

The standard Canadian version is not NSF approved. However, the NSF approved design is available and is made in Canada upon request.



THE SAFE, SURE WAY TO TREAT DOMESTIC WASTEWATER

THE SPECIALISTS IN POLLUTION CONTROL

Klargester

OUR COMPACT TREATMENT PLANT IS ENVIRONMENTALLY SAFE, RELIABLE AND EASY TO INSTALL

The Klargester BIODISC® offers an effective solution to domestic wastewater treatment applications. These compact, self-contained treatment plants have been specifically designed for simple installation and operation. The BIODISC® is safe, efficient, economical, quiet and unobtrusive. It offers a perfect alternative for applications where septic tanks are unacceptable due to ground conditions or lot size.

Klargester is committed to the responsibility of providing a quality product to protect our environment for this and the many generations to come. All Klargester BIODISC® units in the BC and BF 1-4 range are ANSI/NSF Standard 40 Class I certified.

The BIODISC® Range

The BIODISC® is available in two package options to allow maximum design and installation flexibility to suit prevailing conditions and site requirements. These are the BC Series, a factory prepared rotor module for installation in a precast concrete vault and the BF Series, a complete F.R.P. package treatment plant.

Both the BIODISC® BC and BF series use the latest in RBC (Rotating Biological Contactor) technology to ensure total process stability and efficient performance. The mechanical design of the BIODISC® is such that running and maintenance costs are kept to an absolute minimum as the units are powered by a small fractional horsepower electric motor, specifically designed for the purpose. There are no socks or filters that need continual maintenance and are prone to blockage and failure, nor are there any pumps or aerators which are expensive to operate and require regular maintenance.

Quality and Experience

The Klargester BIODISC® has been extensively tested by NSF International within the stringent testing criteria required to receive certification as an ANSI/NSF Standard 40 Class I system. The Klargester BIODISC® consistently performed to a higher standard than that required and consequently has been designated a Class I system in both the BIODISC® BC and BF series for applications of 450 to 1500 gallons per day.

Klargester, Inc.'s corporate headquarters and manufacturing facility is located in Florida and is part of the Klargester Group of Companies, an international organization acknowledged for its expertise in the design and manufacture of wastewater treatment systems and other pollution control products.

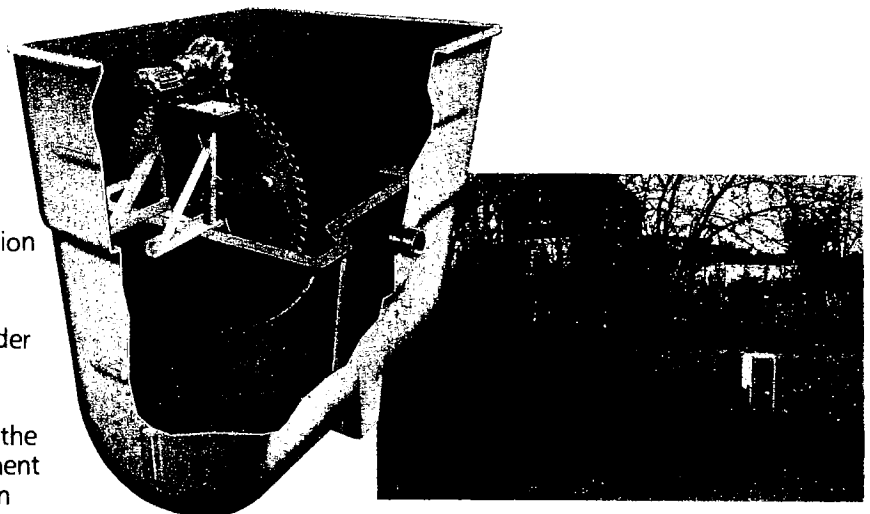
Klargester has over 40 years experience in the pollution control industry and is keenly aware of its responsibilities to the environment.

Today, the company is firmly established as the leader in concept and product development in this highly sensitive area.

Every Klargester product is sold with the benefit of the company's in-depth experience and total commitment to product quality to give customers the satisfaction and confidence they deserve.

Like all Klargester products, BIODISC® is playing an important part in keeping our environment safe.

Klargester also manufactures BIODISC® systems for larger applications, general details of which may be found in our brochure K1600. Alternatively, please contact our office for further information.



Principles of Operation

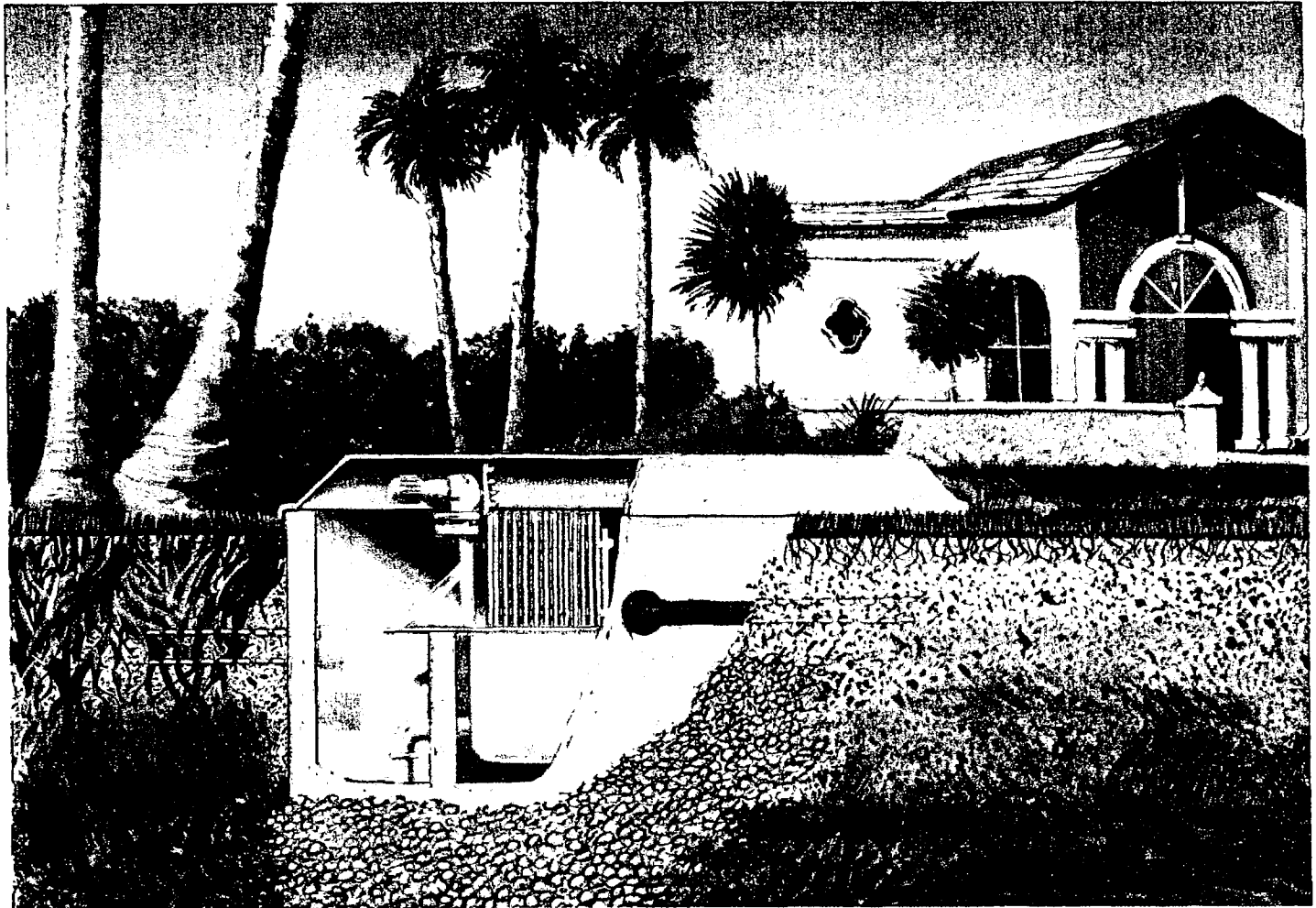
The Klargester BIODISC® has been developed using the well-proven principles of aerobic biological purification by RBC (Rotating Biological Contactor) technology.

A one-piece unit, the BIODISC® comprises of primary settlement, biological treatment and final settlement, utilizing gravity flow throughout without the need for costly and maintenance-intensive mechanical pumps, blowers, valves, socks, filters or aerators.

Wastewater enters the BIODISC® unit directly from the facility being served. Solid matter is retained in the primary settlement area. The liquid then passes into the biological treatment zone where the aerobic bacteria growth on the rotating media pack effectively consumes the organic impurities, rendering them inoffensive. No chemicals are required to be added at this or any other stage.

The purified liquid then passes into the final settlement stage of the BIODISC® unit to ensure maximum removal of fine suspended solids.

Full, detailed specifications and drawings are available on request from Klargester for all BIODISC® units.



BIODISC® Benefits

1. The Klargester BIODISC® is a proven product from a company acknowledged as market leaders in wastewater treatment technology.
2. The Klargester BIODISC® is ANSI/NSF Standard 40 Class I certified.
3. The Klargester BIODISC® units are one-piece plants requiring no other tanks, making them extremely quick, easy and inexpensive to install.
4. The process and mechanical simplicity reduces operation and maintenance requirements to an absolute minimum.
5. The specially selected, weatherproof electric motor ensures virtually silent operation and negligible energy costs.
6. The Klargester BIODISC® produces a high quality effluent which may allow building on a lot where traditional septic tank

installation is unacceptable.

7. In most cases, the Klargester BIODISC® will allow a reduction in drain field size allowing a larger property to be built on the lot.
8. The Klargester BIODISC® is designed to blend in with the natural surroundings.
9. Constructed from lightweight, durable, long-lasting FRP, the BIODISC® is totally enclosed to stop tampering and is completely safe in areas where there are children.
10. The unique process design eliminates the risk of wash-out from peak flows.
11. The Klargester BIODISC® is fully guaranteed.
12. Klargester offers full technical support and the backing of a major international company.

THE SPECIALISTS IN POLLUTION CONTROL

Klargester

OUR COMPACT TREATMENT PLANT IS ENVIRONMENTALLY SAFE, RELIABLE AND EASY TO INSTALL

The Klargester BIODISC® offers an effective solution to domestic wastewater treatment applications. These compact, self-contained treatment plants have been specifically designed for simple installation and operation. The BIODISC® is safe, efficient, economical, quiet and unobtrusive. It offers a perfect alternative for applications where septic tanks are unacceptable due to ground conditions or lot size.

Klargester is committed to the responsibility of providing a quality product to protect our environment for this and the many generations to come. All Klargester BIODISC® units in the BC and BF 1-4 range are ANSI/NSF Standard 40 Class I certified.

The BIODISC® Range

The BIODISC® is available in two package options to allow maximum design and installation flexibility to suit prevailing conditions and site requirements. These are the BC Series, a factory prepared rotor module for installation in a precast concrete vault and the BF Series, a complete F.R.P. package treatment plant.

Both the BIODISC® BC and BF series use the latest in RBC (Rotating Biological Contactor) technology to ensure total process stability and efficient performance. The mechanical design of the BIODISC® is such that running and maintenance costs are kept to an absolute minimum as the units are powered by a small fractional horsepower electric motor, specifically designed for the purpose. There are no socks or filters that need continual maintenance and are prone to blockage and failure, nor are there any pumps or aerators which are expensive to operate and require regular maintenance.

Quality and Experience

The Klargester BIODISC® has been extensively tested by NSF International within the stringent testing criteria required to receive certification as an ANSI/NSF Standard 40 Class I system. The Klargester BIODISC® consistently performed to a higher standard than that required and consequently has been designated a Class I system in both the BIODISC® BC and BF series for applications of 450 to 1500 gallons per day.

Klargester, Inc.'s corporate headquarters and manufacturing facility is located in Florida and is part of the Klargester Group of Companies, an international organization acknowledged for its expertise in the design and manufacture of wastewater treatment systems and other pollution control products.

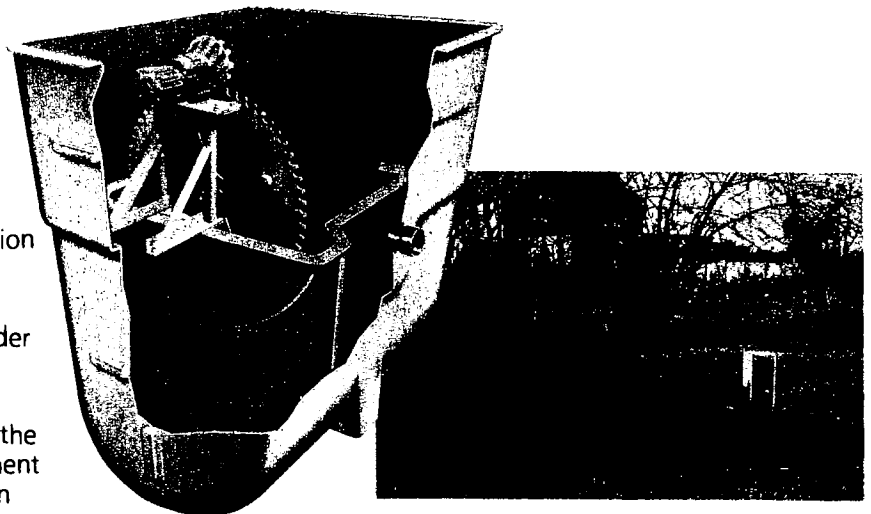
Klargester has over 40 years experience in the pollution control industry and is keenly aware of its responsibilities to the environment.

Today, the company is firmly established as the leader in concept and product development in this highly sensitive area.

Every Klargester product is sold with the benefit of the company's in-depth experience and total commitment to product quality to give customers the satisfaction and confidence they deserve.

Like all Klargester products, BIODISC® is playing an important part in keeping our environment safe.

Klargester also manufactures BIODISC® systems for larger applications, general details of which may be found in our brochure KI600. Alternatively, please contact our office for further information.



CITY OF

COQUITLAM



T-3

COMMUNITY PLANNING ADVISORY COMMITTEE MINUTES

A meeting of the Community Planning Advisory Committee (CPAC) was held at Leigh Elementary School, Music Room in Northeast Coquitlam at 7:30 p.m. on Wednesday May 19, 1999, with the following persons present:

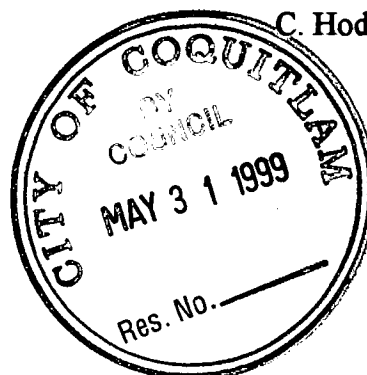
COMMITTEE MEMBERS:

Councillor Stangier
M. Griffin
D. Wynes
S. Bekar
D. Colvin

E. Ward
E. Jamault
C. Hodge

ALTERNATES:

D. Bullus
V. Burdett
S. Marsden



**OTHER COUNCIL
MEMBERS PRESENT:**

K. Becker

GUESTS:

D. Gill
G. Verral
R. Jessel

F. Hart
M. Fankboner
D. Spraggs

STAFF MEMBERS:

Deb Day
Rob Innes
Sharon Choo

General Manager Planning and Development
Planner
Mapping Technician

1) Welcome and Call to Order

Councillor Stangier welcomed all and called the meeting to order at 7:40 p.m.

2) Review Minutes of April 12, 1999

Rob Innes outlined the purpose of the meeting which included a review and discussion about the comments collected at the Public Open House and to receive any further comments and questions about the draft Community Plan.

As requested at the April 12, 1999, meeting, staff also distributed copies of the Landview Development Group's materials which were presented at their Open House.

A report containing the minutes from the May 5, 1999, Town Hall Meeting and written responses from the April Public Open House will be forwarded to the Growth Management Committee Meeting of May 25, 1999, along with the minutes from this evening's CPAC meeting. Councillor Stangier then reviewed a timeline of the Plan proceeding to Public Hearing in June. The proposed Community Plan will be presented to Council for First Reading on May 31, 1999, and referral to the June Public Hearing. Subsequent readings of the Bylaw could occur in July.

3) Comments on Draft Official Community Plan

CPAC members raised the following issues and questions:

- In light of a current study to map the Coquitlam Watershed, it was felt that the proposed Plan should make a specific reference to this work.
- A Committee member commented that there are still valid and specific concerns about proposed roads impacting certain residential areas. The member understands that the Plan is still at a concept stage, but feels that there are still unanswered questions. Councillor Stangier indicates that there will be continued public participation opportunities when neighbourhood plans are in progress. It is through these plans where refinement of the local road network will occur. Staff will also be reporting to Growth Management Committee on the issues raised to date, including the impact of proposed roads in existing areas.
- In response to a question whether residents who maybe affected by proposed roads were consulted, Rob commented that through the planning process, staff have sought input through CPAC meetings, open houses and mailouts. Staff have also responded to many telephone and counter inquires throughout the process.
- There was considerable discussion regarding the streamside setbacks being proposed through Bill 25. The Community Plan has been based on current practice and development guidelines set out by senior government.

3) Comments on Draft Official Community Plan cont'd/

- It was proposed to include in the Plan, a specific statement to require at least one sidewalk to be developed along all roadways to address pedestrian safety.
- There was considerable discussion over the existing versus new innovative technologies for sanitary sewage disposal. Councillor Stangier noted that one of the issues related to this matter is about the legal liability if the disposal system fails. The Health Unit is willing to approve various septic alternatives and have done so in places such as Belcarra and Maple Ridge, however, these municipalities have also assumed certain responsibilities and liabilities. It was suggested that Council consider innovative technologies as an interim measure to building the sewer and as a means to enable properties to subdivide in the short term.
- Discussion regarding the Skytrain issue resulted in a member proposing that CPAC voice a statement to Council in support of Skytrain to Coquitlam.
- Staff clarified that the proposed Rural Residential and Resources designation has a minimum lot size of 5 acres. Rob and Deb Day noted that subdivision is subject to addressing topographical, environmental and sewage disposal issues in this area.
- A member asked about a specific time frame related to proposed Plan policy of securing public access on the Deboville Slough trail. Rob says the Leisure & Parks Services has been working with the Dyking Commission on this issue. The priority of this item will be noted in the Plan.
- There was considerable discussion about the steps to developing Northeast Coquitlam after the Community Plan is adopted. There is a feeling that many residents are still uncertain about the next steps. Many other residents and owners may still be unclear about the zoning process and the tax implications. It was suggested that the City publish or mailout a simplified notice which explains the development process. It was also suggested that BC Assessment information be included in a mailout package.

4) Questions

- Concern was raised about the impact that effluent from the Swan-e-set Bay Resort and Country Club in Pitt Meadows will have on the Pitt River. A resident along Quarry Road feels Council should consider the effects of this action because the tidal flows from the River may cause contamination of local well water in Northeast Coquitlam.
- A guest requested clarification between a 5 year plan review and the Community Plan which is to facilitate development for the next 20 years. Rob clarified that the 5 year review will not be to the level of detail as this process.

4) Questions cont'd/

- There was concern over the lack of further information from the Financial Feasibility Study apart from the numbers quoted in the local newspapers. Councillor Becker maintains that the dollar values presented in the Study are very generalized and are readily available.
- Compensation for property owners who maybe impacted by proposed streamside setbacks remains an important issue for many CPAC members.
- There was a request for the City to maintain Northeast Coquitlam's distinct neighbourhood identity as it proceeds through the City wide OCP process and subsequent neighbourhood planning processes.
- There was considerable discussion regarding the Coquitlam River crossings including what is the position of the Province and Federal Governments, what degree of studies and surveys are needed before a decision can be made, how long these studies may take, and what is the alternate plan if the crossing is rejected. There was much skepticism and frustration voiced over the uncertainty of the crossing's future and certainty that the Plan will not advance beyond Phase 1 if a crossing is not granted and what impact that this will have on existing property owners who want to subdivide their properties. Traffic and transportation issues in this area are paramount and a bridge crossing is critical.
- In conclusion, CPAC members want Councillors and staff to support Northeast residents just as Northeast residents have supported (financially) other parts of the City.

5) Adjournment

Councillor Stangier adjourned the meeting at approximately 9:45 p.m.



Sharon Choo
Mapping Technician

SC/RI/lmc