



MEMORANDUM

To: City of Coquitlam, Planning + Development
Jim McIntyre, General Manager

Date: June 15, 2007

Project: Beedie Group – Village at Fraser Mills
Project No.: 0706

From: Gary Pooni, Principal
Pages: 7

Re: The Village at Fraser Mills - Update Report to Council
Consultation, Sustainability, Transportation

This memorandum has been compiled to serve as a status update on several key components of the Village at Fraser Mills Neighbourhood Planning process:

- A. **Consultation:** public consultation, stakeholder meetings, staff meetings;
- B. **Sustainability:** pillars and opportunities, comments from staff; and
- C. **Transportation:** Gateway liaison, traffic assessment planning.

A. CONSULTATION

Public Open House #2: Ideas Workshop:

Approximately 50 people attended Open House #2: Ideas Workshop, held on May 10, 2007. The purpose of the event was to update community members on the OCP Amendment approval and generate discussion about opportunities and constraints related to site planning as well as initial ideas for sustainability, open space, heritage incorporation and mixed-use development.

Community members suggested that the site design and programming should honour the legacy of all former “communities” that lived at Fraser Mills. Integration with local circulation networks was identified as a priority, as well as suggestions for the design of public waterfront spaces. There is great interest in the specific form and character of the buildings planned for the site, as well as in the retail and industrial uses envisioned. Questions were raised regarding the institutional use of the site and the co-existence of industry with residential, with a minor concern for inclusion of towers. The project team envisions further discussion regarding these items at the next open house when a revised draft concept is presented.

A complete summary and Public Consultation Report of the Open House, including detailed comment forms has already been submitted to the City of Coquitlam. Open House #3 – Concept Plan will be held in Fall 2007.

Stakeholder Meetings:

Maillardville

Meetings with the Coquitlam Historical Society and Maillardville Improvement Association are currently being scheduled for June. These meetings will focus on the heritage and retail aspects of the site planning.

United Boulevard Businesses

A mail-out is scheduled for mid-June targeting United Boulevard businesses proximate to the Fraser Mills site. This mail-out will serve as an update on the project process, and also invite any interested business owners to meet with the project team.

Referral Agencies

The Beedie Group is engaged in discussions with the Gateway Program, the Ministry of Transportation and the Fraser Port Authority. Respondents to the 2006 Section 879 Consultation have been informed of and invited to all public meetings.

Immediate Neighbours

Catalyst Paper – Tom Fawcett, General Manager

Meeting held June 6, 2007

Summary:

- Catalyst has stated that one of their issues is the buffering of their industrial site from proposed residential land uses. Catalyst issues include noise and odour – Fraser Mills project should recognize this.
- Catalyst would like to be updated regularly regarding the planning process.

Outcome: Beedie will meet regularly with Catalyst and keep them informed. Recognizing Catalyst is an industrial facility, Beedie will try to minimize land use conflicts through design and land use policy.

Wastech Services – Russ Black, General Manager

A meeting is currently being scheduled for the week of June 18, 2007.

WesGroup Income Properties – 10 King Edward Boulevard

The project team is currently scheduling a meeting with WesGroup to discuss the potential planning of both their site and the Fraser Mills site.

Project Website – www.villageatfrasermills.com

The project website was launched on May 4, 2007 as a tool for community engagement. Content includes open house display materials (downloadable PDF), OCP and Neighbourhood Plan process information, project news and an online feedback form. The website address was prominently displayed on Open House #2 advertisements and display materials.



City of Coquitlam Project Team Meetings

The Beedie Group project team and City Staff have held the following meetings to date:

- Information Technology May 3
- Fire Services May 4
- Planning re: Retail & Industrial Strategy May 10
- Engineering May 11
- Planning re: Consultation & Process May 11
- Sustainability & Urban Design May 28
- Transportation June 8
- Affordable Housing (Planning) June 11

Several follow-up meetings are anticipated over the next six to eight weeks, leading to the submission of a "backgrounder" on the Neighbourhood Plan document to the City in early Fall 2007.



B. SUSTAINABILITY

The Beedie Group is exploring innovative strategies and opportunities that will make the Village at Fraser Mills a model development for sustainability, diversity and liveability. The Village will pioneer a land-intensive design that locates many different types of land uses on a single site, allowing people to live, work, play and learn within walking distance.

The Beedie Group retained Holland Barrs Planning Group to help define the draft Sustainability Framework for the Village at Fraser Mills. Preliminary research led to the definition of six sustainability pillars and associated opportunities.

On May 28, 2007, twelve municipal staff in various roles from the Planning and Development, Parks and Leisure, Engineering, and Transportation departments met with the Fraser Mills consultant team to review the Draft Sustainability Framework. The consultant team provided an introduction to the concepts and identified the next steps in the draft Framework's evolution.

The consultant team noted that some of the opportunities identified in the draft Framework hinge on information pertaining to the demographic and economic make-up of the community. This information will be soon available as two separate studies with respect to both of these issues are underway and those findings will be shared.

Below is an overview of the sustainability pillars that will support the Village at Fraser Mills juxtaposed by the opportunities that currently exist.

Sustainability Pillar	Opportunity
Complete Community	<ul style="list-style-type: none"> • Live, work, play, learn • Mix of uses • Compact urban form • Universal design – for all abilities and ages in both the private and public realm • Variety in building and housing form (e.g., low-mid-high rise, etc.) • Define a variety of affordable housing options • Safe and secure neighbourhood <ul style="list-style-type: none"> -CPTED -Ground orientation, scale of buildings • LEED-Neighbourhood Development equivalent • Healthy community initiatives (e.g., Air quality, interaction between industrial and residential land uses)

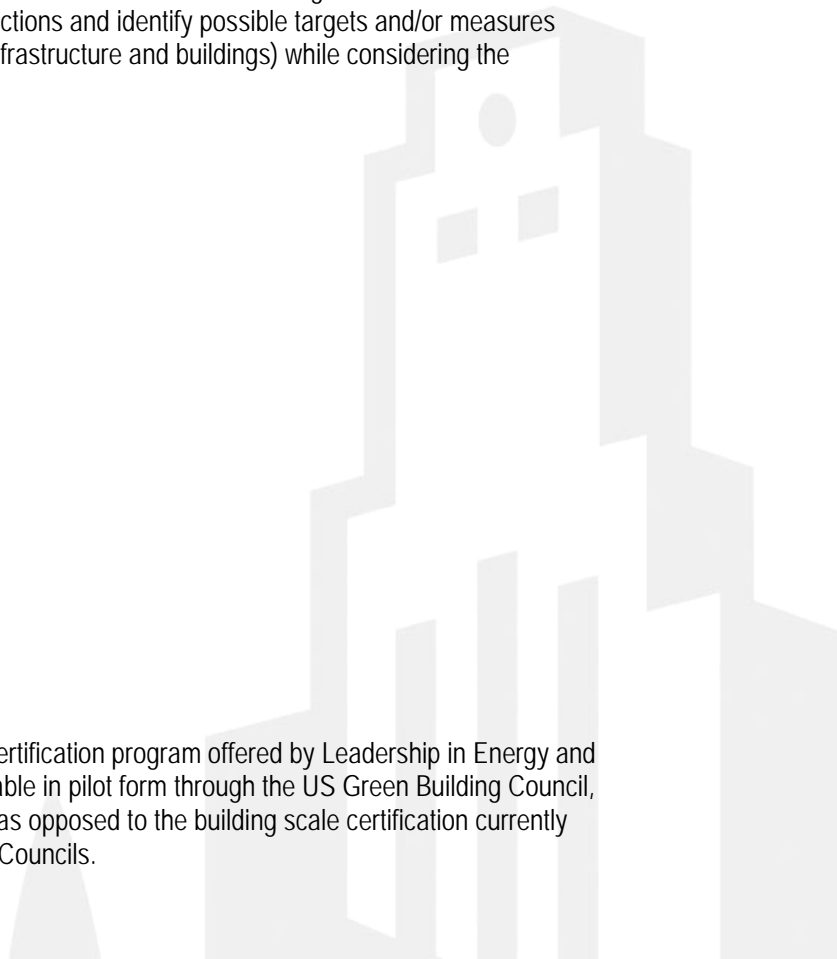
<p>Transportation Initiatives</p>	<ul style="list-style-type: none"> • Serve as a catalyst to encourage a transformation from private automobile use to alternative transportation modes of travel • Alternative development standards • Seamless connections • Pedestrian-oriented street design <ul style="list-style-type: none"> -Variety of street types -Short blocks -Decreased street ROWs -On-street parking -Raised intersections • Pedestrian and bicycle connections <ul style="list-style-type: none"> -Lanes, paths -Street furniture (racks, benches, waste receptacles, etc.) -Wayfinding • Parking <ul style="list-style-type: none"> -Car sharing -Unbundled parking -Subsidize transit -Cycle parking • Transit connections <ul style="list-style-type: none"> -Transit focal point -Penetrate site -Proximity to + provision of options (e.g., shuttle, ferry) • Explore feasibility of water as alternative transit option (i.e., Fraser River)
<p>Green Infrastructure</p>	<ul style="list-style-type: none"> • Integrated Water Management Plan • Integrated District Energy Management System • Alternative energy sources on and off site • Landscape <ul style="list-style-type: none"> -Greenway network and linkages - Street trees and parks -Vegetative screening, buffer zones -Native species for naturalized areas (e.g., Como Creek Alignment, Waterfront)
<p>Green Buildings</p>	<ul style="list-style-type: none"> • Energy efficiency <ul style="list-style-type: none"> -Windows -Lighting • Water efficiency <ul style="list-style-type: none"> -Low flow toilets -Fixtures -Water metering • Material conservation <ul style="list-style-type: none"> -Regional materials -Recycled content -Solid waste management • LEED standard of building design and construction

<p>Community Amenities</p>	<ul style="list-style-type: none"> • Urban parks and naturalized spaces <ul style="list-style-type: none"> -Active and passive areas -Interpretive pathways -Gathering places • Community building/Cultural centre for strata • Green Roofs <ul style="list-style-type: none"> -Intensive (e.g., private amenity space) • Neighbourhood management <ul style="list-style-type: none"> -Como Watershed Group + -Coquitlam Heritage Society
<p>Economic Development</p>	<ul style="list-style-type: none"> • Village services & appropriate jobs on site <ul style="list-style-type: none"> -Retail and service business -Food and beverage -Professional office -Live/Work -Industrial -Institutional (e.g., BCIT)

Next steps

The Village at Fraser Mills development proposal will be reviewed using the LEED - ND¹ certification program, among other evaluation tools and concepts, to explore and integrate innovative methods of evaluation into the draft Sustainability Framework. This will inform the next stage of the Framework's evolution which will develop a set of strategies, actions and identify possible targets and/or measures (including actions for alternative energy, green infrastructure and buildings) while considering the measurement of success over time.

¹ "Neighbourhood Development (ND)" is a new certification program offered by Leadership in Energy and Environmental Design (LEED). LEED-ND, available in pilot form through the US Green Building Council, evaluates projects using a neighbourhood scale as opposed to the building scale certification currently offered by the Canadian and US Green Building Councils.



C. TRANSPORTATION

Bunt & Associates Engineering Ltd. (Bunt) has been retained by Beedie Group to provide traffic and transportation planning and design advice for the Village at Fraser Mills. Transportation planning is one of the key components of the Village at Fraser Mills.

Fraser Mills is envisioned as a complete community with a variety of residential uses, retail, shops and services, post secondary institution, museum, community centre and parks. It will be structured on traditional neighbourhood / Smart Growth design principles that promote walking, cycling, and transit use over the private automobile.

This following update summarizes:

- 1. Bunt discussions with Gateway representatives and the implications of the Gateway project on the Village at Fraser Mills:**

Discussions are currently underway with the Province of British Columbia (Gateway program) to discuss the implications of Gateway on Fraser Mills.

- 2. An outline as to how Bunt will assess the effects of the development proposal on the transportation network.** This pending Bunt Transportation Assessment Report will have four main objectives:

- a) to demonstrate that the development has been designed in the most sustainable manner;
- b) to show that it is well connected to the transportation network and to the surrounding neighbourhoods;
- c) to derive traffic generation levels that are consistent with the development's sustainability credentials; and,
- d) to demonstrate that the development traffic can reasonably be accommodated on the road network.

In setting out to achieve these objectives, the pending Bunt Transportation Assessment Report will investigate expectant travel behaviour of the future residents, employees and visitors, travelling within and outside Fraser Mills. It will appraise how travel behaviour will be shaped by regional influences, such as planning policy, social trends and transportation initiatives, and at the development level, by density, diversity/ mixed uses and urban form; and by the planned transportation infrastructure to support the development.