

COQUITLAM CENTRE *Unlimited.*

ROUND 1 ENGAGEMENT
WHAT WE HEARD REPORT

FEBRUARY 2019

MORGUARD INVESTMENTS LTD.

SUBMITTED BY:

 MODUS

ON BEHALF OF:







COQUITLAM CENTRE *UNLIMITED.*

ROUND 1 ENGAGEMENT WHAT WE HEARD REPORT

FEBRUARY 2019

MODUS PLANNING, DESIGN &
ENGAGEMENT INC.

Prepared by

On behalf of:

MORGUARD INVESTMENTS LTD.
800, 55 City Centre Drive
Mississauga, ON
www.morguard.com



DEVELOPMENT TEAM



MORGUARD INVESTMENTS LIMITED

55 City Centre Drive, Suite 800
Mississauga Ontario L5B1M3
Canada

Margaret Knowles, SVP, Development

MKnowles@morguard.com
(905) 281-5817

Geoff Nagle, Director, Development, Western Canada

GNagle@morguard.com
(604) 602-6431



MODUS PLANNING, DESIGN, & ENGAGEMENT

Lisa Moffatt
Alix Krahn
Laurel Cowan
Patrick Oystryk
Jessica Mann



B&A PLANNING GROUP

Brian Murray
Chris Andrew
Julie Brache
Tamille Beynon



B+H ARCHITECTS

Patrick Fejer
Alexander Elgin
Stephanie Maignan



BUNT & ASSOCIATES ENGINEERING LTD.

Jane Farquharson
Peter Joyce



APLIN & MARTIN CONSULTANTS LTD.

Cory Barker

CONTENTS

1.0	INTRODUCTION	01		
	About the Project	01		
	Engagement Process	02		
2.0	WHAT WE DID	04		
	Coquitlam Centre Unlimited	04		
	Engagement Approach, Principles and Round 1 Goals	04		
	Engagement Activities	08		
	Promotion	10		
3.0	WHO PARTICIPATED	13		
	Why does this matter?	13		
	Demographics	14		
	Promotional Methods	15		
4.0	WHAT WE HEARD	17		
	Conceptual Master Plan Vision, Principles, and Overall Support	18		
	Conceptual Master Plan Character Areas	20		
	Phase 1 Priorities and Overarching Comments	22		
	Phase 1 Housing	24		
	Phase 1 Community Amenities	26		
	Phase 1 Parks and Open Spaces	28		
	Phase 1 Transportation	30		
	Imagination Wall	32		
5.0	NEXT STEPS	35		
	Adapting the Plan	35		
A	ADDITIONAL COMMENTS	A1		

ROUND 1

Engagement Snapshot

COQUITLAM CENTRE
UNLIMITED.

Coquitlam Centre is ready to grow! This growth will include new and exciting retail, commercial space, jobs and a full range of residential options along with high-quality public spaces and amenities to create a vibrant town centre.

In our first round of community engagement, we asked for feedback on the planning applications for the initial phase of development as well as the vision for the entire site. The following provides a snapshot of what we heard. For a more detailed summary, visit www.coquitlamcentreunlimited.ca

2,300
total participants



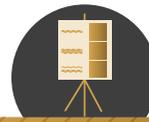
ENGAGEMENT CENTRE

2,000+
visitors



ONLINE SURVEY

200+
surveys



OPEN HOUSE

80+
attendees



INFO SESSION

engaged with multiple potential partner groups and community organizations

KEY THEMES

Plenty of Green Space & Entertainment

Parks, green spaces, dining and entertainment were top priorities. Participants wanted more things to do in the neighbourhood, like a movie theatre, live music venues, and galleries.

Affordable & Accessible Housing

Participants stressed the need for affordable housing, especially for families and seniors.

Wide Range of Shops & Services

The project is a chance to build on the success of the existing shopping centre and add new shops and services for residents and visitors.

Traffic & Parking

Participants raised concerns about increased traffic and the need for adequate parking.



HOUSING

72%

of respondents believe **affordable housing** is either **important** or **very important**.



COMMUNITY AMENITIES

75%

of respondents believe a **community or recreation centre** is either **important** or **very important**.



PARKS & OPEN SPACE

79%

of respondents believe **plazas** and **outdoor gathering places** are **important** or **very important**.



TRANSPORTATION

Respondents' top three future transportation choices:

92% | **85%** | **80%**
SkyTrain | Walking | Bus



SECTION | 1.0

INTRODUCTION

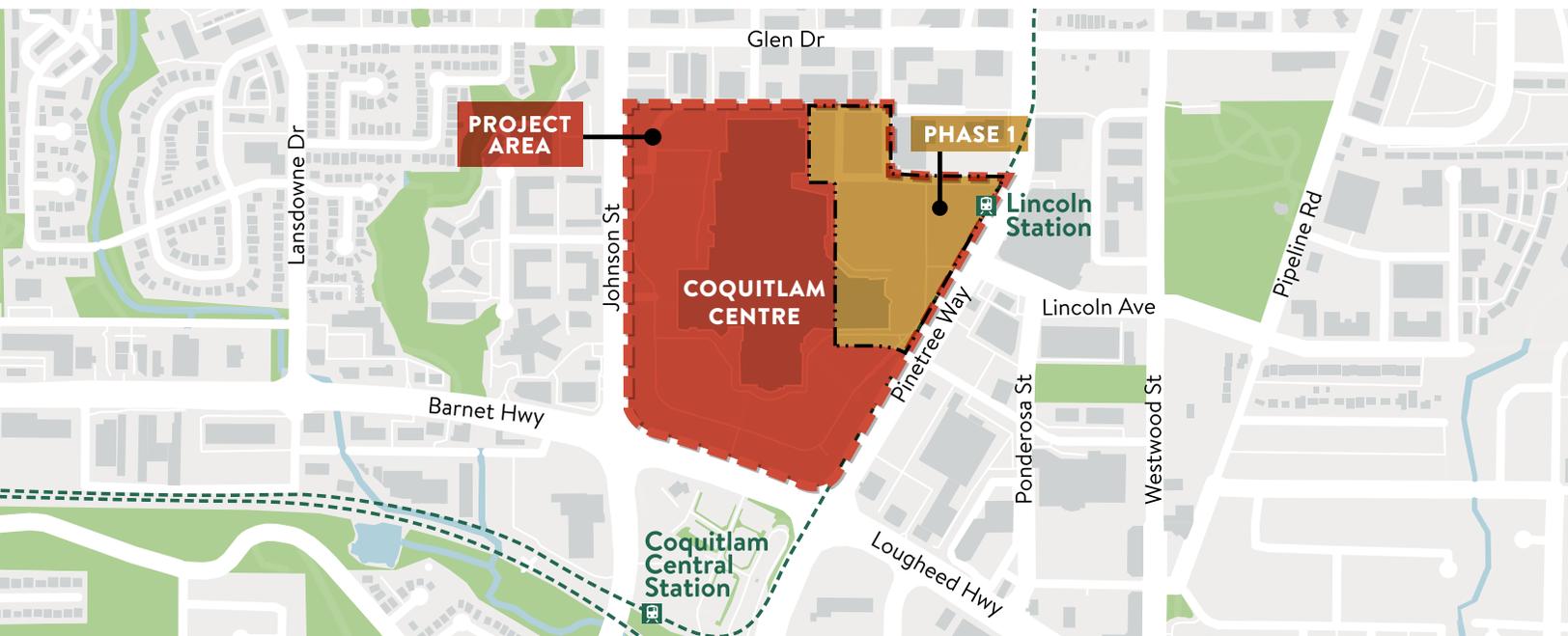
1.1 ABOUT THE PROJECT

Coquitlam Shopping Centre was built in 1979. In 2001 it was expanded to over 900,000 sq. ft. to meet the shopping demand of the surrounding community. It has been operated by Morguard Investments Limited for almost 40 years on behalf of Pensionfund Realty Ltd.

The Shopping Centre's success continues today as a major employer for the City Centre area. With the arrival of transit and the significant growth of the City, timing is right to plan for the next 40 years of Coquitlam Centre. The growth of Coquitlam and the opening of the Evergreen Rapid Transit Line has triggered the City to launch a comprehensive update of the City Centre Area

Plan, which will set the direction for future development in the City Centre Area. Morguard is looking to redevelop Coquitlam Centre as a vibrant, transit-oriented, mixed-use downtown for Coquitlam.

Given its size, Morguard plans to develop the Centre in phases. The first phase is a 16-acre parcel in the northeast corner of the site. With the closest proximity to Lincoln Station, this first phase is called the East Village Gateway District with an emphasis on enhanced public realm, connections to transit, the Pinetree Way multi-use pathway, and open space to provide the context for the addition of commercial and residential uses.



1.2 ENGAGEMENT PROCESS

Ideas and feedback from residents, businesses, and community groups are helping us sharpen the vision for the area and identify the key priorities, concerns and aspirations for the future of Coquitlam Centre.

An engagement process is being followed to ensure the Phase 1 applications and Conceptual Master Plan by Morguard are reflective of the community's desires and the City's needs. Ideas and feedback from each round will directly help shape the application before it is presented to City Council for consideration.

The fourth round is the legislative requirement of the

City of Coquitlam to host a public hearing before Council approves the land use change and the rezoning.

Before any development occurs, each block will also require a Development Permit application with detailed architectural plans about the design of each building, which must be approved by the City of Coquitlam Council. Development permit applications will come at a later date

We have now completed Round 1 and this engagement summary details who and what we heard across various activities between November and December 2018.



**Anticipated timeline, dates may vary*



PHASE 1 CONCEPT

PHASE 1 CONCEPT

Forward

M. CENTRE
1000
1000



PHASE 1 FEED

WIFI

SECTION | 2.0

WHAT WE DID

A great engagement process includes multiple activities across various mediums and venues to reach as many people and as diverse a group of people as possible. It was our goal to be accessible and inclusive in our engagement efforts and the activities we chose were conducted with these objectives in mind.

2.1 COQUITLAM CENTRE UNLIMITED

The engagement branding “Coquitlam Centre Unlimited” was created to invite people to think big and to stay in the visioning conversation in this early stage of the project’s development. Participants were invited to think without constraints on what the future of Coquitlam Centre might be.

2.2 ENGAGEMENT APPROACH, PRINCIPLES & ROUND 1 GOALS

Our Approach

The International Association of Public Participation’s (IAP2) Spectrum of Participation recognizes that not every project requires the same level of engagement. To ensure an authentic and transparent process, it is important to be clear about our “promise to the public” about what we are engaging, how we are engaging and how participants’ input will be used to influence the project.

The Phase 1 OCP amendment and rezoning and Conceptual Master Plan engagement will be heavily focused on informing, consulting and involving, which means the project team will listen to and acknowledge concerns, and ensures concerns and aspirations are directly reflected in certain project decisions, while being cognizant that there are many other factors that will influence the project.

COQUITLAM CENTRE
UNLIMITED.

	INCREASING LEVEL OF PUBLIC IMPACT		
	INFORM	CONSULT	INVOLVE
GOAL	To provide balanced and objective information in a timely manner.	To obtain feedback on analysis, issues, alternatives and decisions.	To work with the public to make sure that concerns and aspirations are considered and understood.
PROMISE	"We will keep you informed"	"We will listen to and acknowledge your concerns."	"We will work with you to ensure your concerns and aspirations are directly reflected in the decisions made."

Spectrum of Participation, International Association of Public Participation (IAP2)

Our Principles

Our engagement principles for this entire project are:

- **Active Communication** – Extensive outreach efforts will help to raise broad awareness about the process and opportunities to get involved, of not only key stakeholders such as adjacent neighbours, Coquitlam Centre leaseholders and regular shopping centre users, but also with the broader public and residents of Coquitlam.
- **Genuine / Authentic Engagement** – A successful engagement strategy is founded on honest dialogue and a genuine interest in understanding and evaluating different perspectives and identifying the type of feedback anticipated. The questions asked throughout this project are genuine, meaningful and easy to understand so useful information is collected to inform the Phase 1 Redevelopment an Conceptual Master Plan.
- **Diverse and Inclusive Feedback** – This process will actively seek out feedback from stakeholders and a wide range of demographics to ensure a variety of perspectives and interests.
- **Transparency** – Project information will be shared publicly in an easily-accessible, objective, accurate and timely manner. Our team will report back on “What We Did”, “Who Participated” and “What We Heard” at the end of each phase of engagement to communicate how community and stakeholder input helped shape project decisions and outcomes along the way.
- **Continuous Refinement** – As the project progresses, we are committed to evaluating the communications and engagement strategy to ensure audiences are reached in the most effective way.
- **Consistent Documentation** – All stakeholder correspondence will be objectively recorded in a centralized database and a summary will be included during each phase of the project.



Our Goals

Our goal for Round 1 engagement was to raise awareness and collect feedback on Phase 1 applications and the Conceptual Master Plan's vision, principles, aspirations and priorities.

We wanted to hear from the public about what kind of downtown they want to see in Coquitlam. What do they want to do here, what types of housing do they think is needed for the community, how are they going to get around and what they would like to do in the public realm, parks and open space.

Our engagement process focused on informing the general public, identifying key stakeholders, and collecting ideas and feedback on the vision and principles for the Conceptual Master Plan area, the character areas of the Conceptual Master Plan, the Phase 1 applications and specifically we requested feedback on housing, community amenities, parks and open spaces, and transportation in the Phase 1 area.

We achieved this by opening an engagement centre at Coquitlam Centre, launching an online survey, hosting an open house at Glen Elementary, and inviting community organizations and First Nations to an information session. These activities were publicized through the distribution of postcards, traditional newspaper and transit advertisements, our website, and social media ads and posts.



2.3 ENGAGEMENT ACTIVITIES



Engagement Centre

From December 6 - 15, 2018, the Coquitlam Centre Unlimited engagement centre was opened during regular shopping centre hours to inform local residents and visitors about the vision and principles for the Conceptual Master Plan, and details about the Phase 1 applications. The centre was set up with information boards, and “imagination wall”, large reference maps and an engagement booklet that included all the information available in the engagement centre. Four iPad stations were available for visitors to complete the online survey. People were invited to ask questions of engagement centre staff and leave written comments on boards and the ‘imagination wall’.

The engagement centre was welcoming and functioned as the “living room” and primary touchpoint for conversations related to the development while providing information and engagement opportunities to over 2000 visitors.

Online Survey

An online survey was designed to glean insights on the same information displayed at the engagement centre but was aimed at those who couldn’t visit us in the shopping centre, may have been in a rush when they did, or for those who wanted more time to consider information before providing feedback.

The survey was available online from December 6 - 20, 2018 and was completed by just over 200 people.



Information Session

On December 10, 2018, an information session was held for key community members and local First Nations and others interested in learning more about the redevelopment project at Coquitlam Centre. The core Coquitlam Centre Unlimited team was on hand to provide information about the process, Conceptual Master Plan and Phase 1 applications, answer questions, listen to feedback, discuss opportunities, and connect.

The event was held at the engagement centre so attendees could view the display boards and provide feedback. It served as an excellent opportunity to establish and strengthen relationships with local First Nations and organizations.

The following First Nations and organizations were in attendance:

- Kwikwetlem First Nation
- School District No. 43
- Coquitlam Public Library
- Tri-Cities Chamber of Commerce
- Evergreen Cultural Centre
- Metro Vancouver



Open House

On December 11, 2018, an open house was hosted near Coquitlam Centre at Glen Elementary School and attended by just over 80 people. Members of the public were invited to review the display boards and provide feedback on Coquitlam Centre Unlimited's vision and principles, Conceptual Master Plan and Phase 1 applications. The same materials shown at the engagement centre were available here and attendees could connect with the core development team and ask questions about the project.

Having an event in the neighbourhood provided an opportunity for the development team to go to the community to discuss the project.

2.4 PROMOTION & ADVERTISING

Postcards were designed, printed, and distributed to approximately 18,000 households (both owners and occupiers) within a radius of approximately one kilometre from Coquitlam Centre. Postcards were also distributed at the northeast entrance to the Shopping Centre on December 8th and 9th.

The postcards invited residents to the engagement centre and open house, directed people to participate in the online survey, and provided information about the project website, Facebook page, and Twitter account.

A range of traditional and digital advertising was used to raise awareness about Round 1 engagement activities.

More specifically, ads were purchased with:

- TransLink at SkyTrain stations (wall murals & floor decals) and in SkyTrain cars (interior posters)
- Tri-City News (print & digital ads)
- Coquitlam Shopping Centre (posters & digital ads)
- Social media ads on Facebook and Instagram

Online & Social Media Ads

266,233 impressions delivered over the course of our online & social media advertising campaigns which were located on the following platforms:

- Tri-City News
- Facebook
- Instagram

Website

The Coquitlam Centre Unlimited website functioned as the central location for all information related to the project. It was included on all promotional material and received 11,271 views over the course of the engagement period, distributed across 3,751 visitors, proving strong interest in the project.

Social Media

Coquitlam Centre Unlimited's Facebook, and Twitter accounts were also used to spread information. Apart from digital ads purchased on Facebook and Instagram, regular postings were made using photos and graphics that helped raise awareness of the development and its engagement activities. Analytics are as follows:

Twitter: 26 followers

Facebook: 59 followers





SECTION | 3.0

WHO PARTICIPATED

There were approximately 2,300 people who participated in the process. Not everyone who participated was asked demographic questions, but those who responded to the online survey were asked about their age, their relationship to Coquitlam, and visits to City Centre. While not everyone answered these questions, the following is an overview of those who did.

3.1 WHY DOES THIS MATTER?

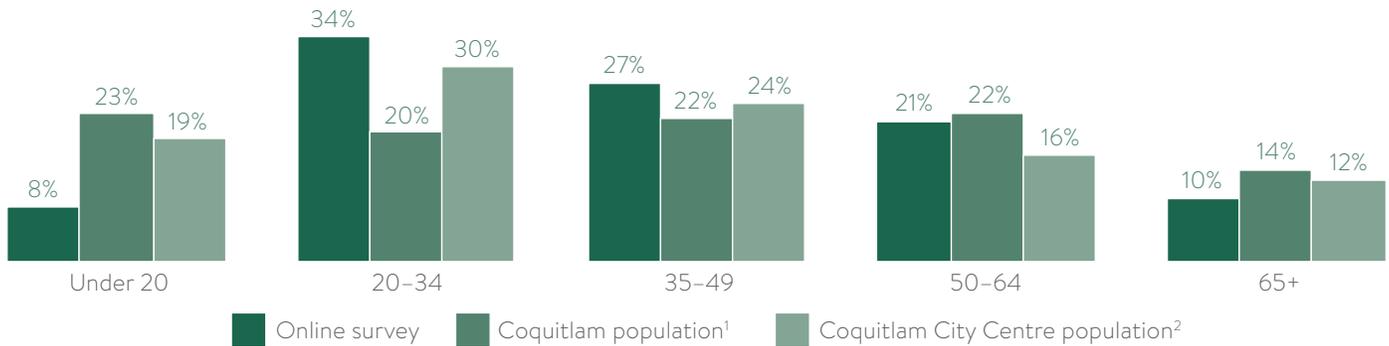
We ask these questions to better understand who's participating in Coquitlam Centre Unlimited engagement process – who we're hearing from, and importantly, who we haven't heard from. This helps the project team tailor our approach for the next phase to try and reach those who were less represented to make sure we hear from all the different groups that live in, work in, and visit Coquitlam Centre.

It is also interesting to see how certain demographics affects people's opinions and priorities. Where there were significant differences, this is noted in the report. We were only able to analyze these differences for the online survey data.

3.2 DEMOGRAPHICS

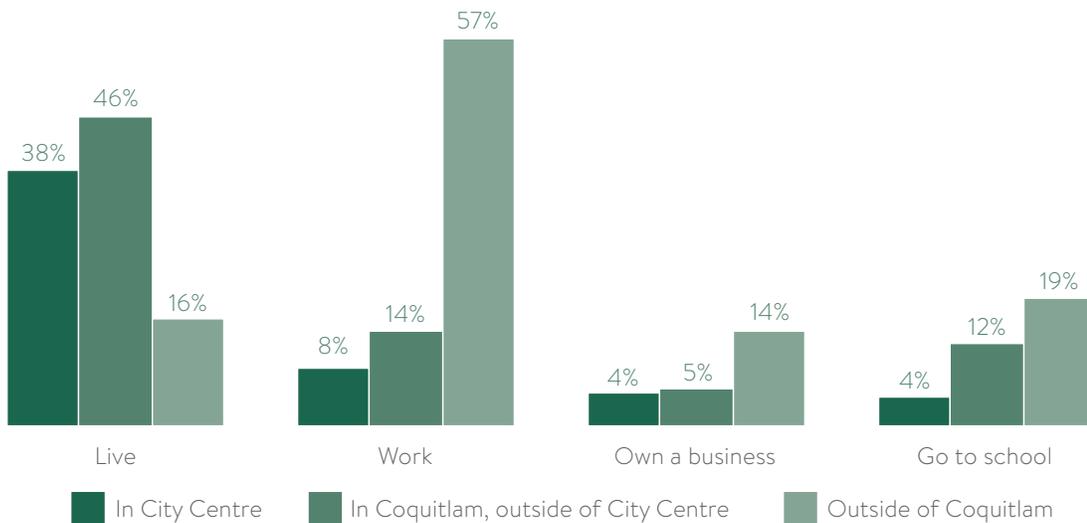
By Age

Respondents were asked to select their age group. All age groups were represented. In the online survey, under 20 years old were underrepresented, and 20-34 years old were overrepresented compared to the Coquitlam population.



By Relationship to Coquitlam

Respondents were asked to select all that apply, if they live, work, own a business, or go to school in City Centre, in Coquitlam, or outside of Coquitlam.

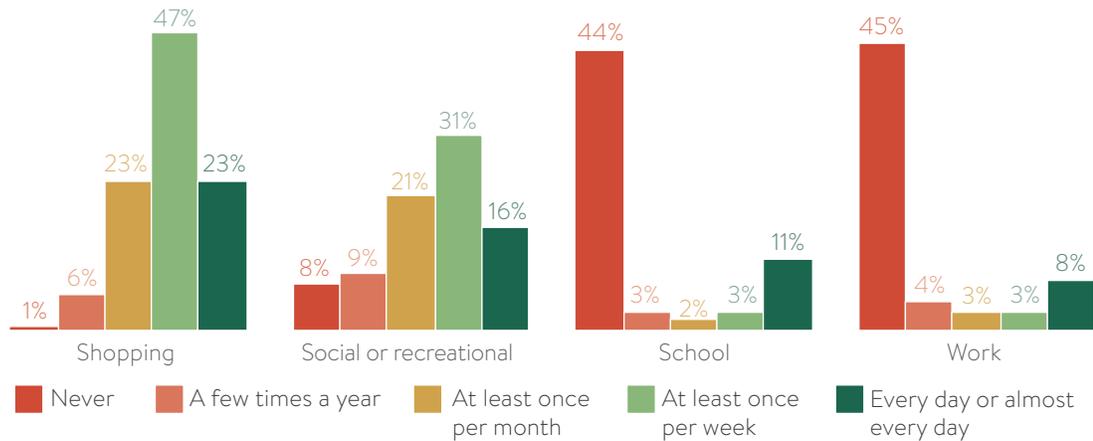


¹Statistics Canada. 2017. Coquitlam, CY [Census subdivision], British Columbia and Canada [Country] (table). Census Profile. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017. <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E> (accessed January 22, 2019).

²Statistics Canada. 2017. 59152995 [Dissemination area], British Columbia and Canada [Country] (table). Census Profile. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017. <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E> (accessed January 22, 2019).

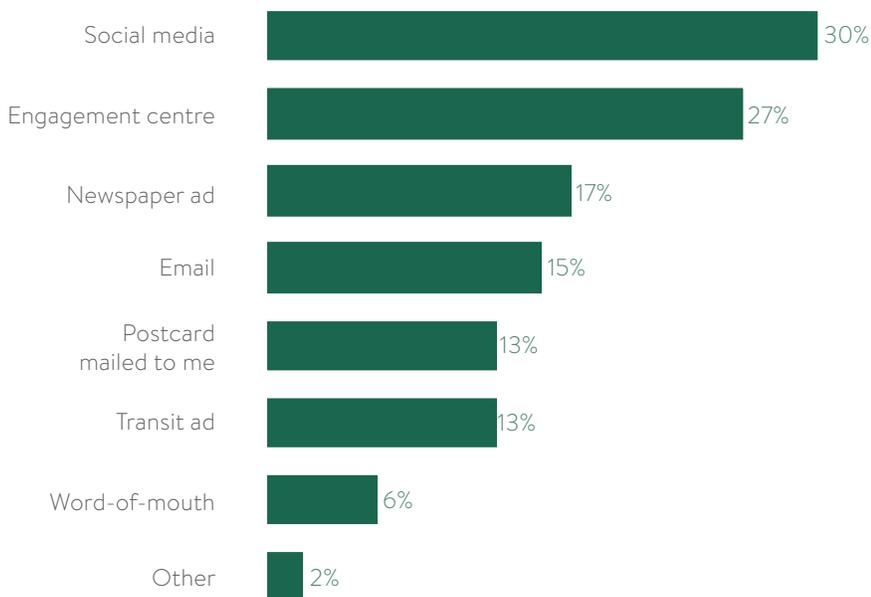
By Type of Visits to City Centre

Respondents were asked to select why and how often they visit City Centre, selecting all that apply.



3.3 PROMOTIONAL METHODS

Respondents were asked to select how they heard about the online survey. Participants could select all that applied.



...Town Grows

...population of Coquitlam increases to nearly 2,400

1900-1950

...pression era prompted many French Canadians to migrate to the West, which brought a third wave of immigrants to Maillardville. Along with the rest of the Lower Mainland, Coquitlam experienced significant population growth following the Second World War.

1950-1960

...ing of the Lougheed Highway causing population to increase substantially due to Coquitlam becoming more accessible. Many of Coquitlam's major subdivisions like Ranch Park and Harbour Park emerged during this time.

...decision was made to amalgamate with the District of North Vancouver. For the first time, Coquitlam's borders encompassed this area along the Fraser River, which had historically been the source of employment for much of the district.



PHASE 1 FEEDBACK

COQUITLAM CENTRE *Unlimited.*

Housing



What types of housing do you think are important for Coquitlam Centre?

Community Amenities



What types of amenities do you want to see at Coquitlam Centre?



...re

A City is Born

1991

Coquitlam celebrated its Centennial in 1991, with events, including the Summer Games. As part of the celebration, a City Centre District applied for city status.

1992

In 1991 and as a result of the City Centre District applied for city status in 1992.

...entre and growth in the T...

...tre secure... want re...

...th re... n A...

THE

Color... Coquitlam... by the... as a r... n accor... h design... integrat...



SECTION | 4.0

WHAT WE HEARD

This section outlines what we heard from more than 2,300 people who participated in first round of engagement for Coquitlam Centre Unlimited.

Data across various engagement methods, including the engagement centre, open house, and online survey, are combined.

For all topics, the top themes and quantitative data is included in this section. Additional comments for each topic is included in *Appendix A*.

We asked the public about the following topics:

CONCEPTUAL MASTER PLAN:

- Vision and Principles
- Character Areas

PHASE 1:

- Priorities and General Comments
- Housing Options
- Community Amenities
- Parks and Open Space
- Transportation

4.1 CONCEPTUAL MASTER PLAN VISION, PRINCIPLES AND OVERALL SUPPORT

Key Takeaways

The draft Vision and Principles are generally supported

Many respondents wrote in support of the draft Vision and Principles.

Support varies strongly by age

Younger respondents tend to be more supportive of the project than older respondents.

Respondents are concerned about traffic

Respondents feel that current congestion challenges would be increased by more development in the area.

An accessible and inclusive development with plenty of green space is important

Respondents are interested in ample green space and in a development that is an enjoyable place for all ages and abilities.

What do you think of the draft vision and principles?

We asked respondents this open-ended question at the engagement centre (received 16 comments), open house (20 comments), and online survey (208 comments).

TOP THEMES

Generalized Support (40 comments)

Support for the draft Vision and Principles without further comments.

Concerns about traffic & parking (35 comments)

Concern about congestion from increased traffic and providing enough parking.

Importance of green space (24 comments)

Include and then protect greenery, parks, trees, and green spaces.

Emphasize affordability & accessibility (27 comments)

Ensure affordability and design for all ages and abilities, including families and seniors.

Importance of character & identity (13 comments)

Create a distinct public realm and interesting architecture.

Importance of walkability (14 comments)

Ensure the development emphasizes walkability and the pedestrian experience.

Density is too high (13 Comments)

The proposed density is too high, and the design is not ideal.

Support for more retail (13 Comments)

Additional retail and services is appreciated.

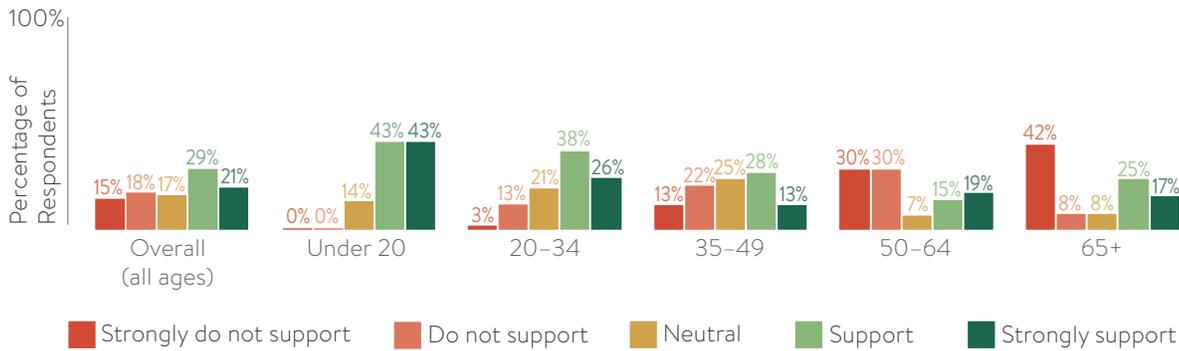
Additional comments are in Appendix A.



“I like the look and design of the development - but make sure it is affordable!”
 – Engagement Centre comment

Overall Support

Based on responses to the draft vision and principles in the online survey, we rated respondents on a scale from *strongly do not support* to *strongly support*. 117 respondents were rated. Respondents who did not respond to the Vision or Principles (25% of total respondents) were not rated on support level.



4.2 CONCEPTUAL MASTER PLAN CHARACTER AREAS

Key Takeaways

The draft Character Areas are generally supported

Many respondents wrote in support of the draft Character Areas.

Affordability and accessibility are top of mind

There is a strong desire for development to be family- and senior-friendly, and to be affordable for residents.

A wider range of retail and entertainment options

The project is an opportunity to expand on the successful retail experience of the existing shopping centre and create a tourist destination, complete with a hotel.

What do you think about the draft character areas?

We asked respondents this open-ended question at the engagement centre (received 106 comments), open house (31 comments), and online survey (318 comments).

TOP THEMES

Generalized support (67 comments)

Support for the draft Character Areas without further comments.

Support for more retail, including a hotel (49 comments)

Include a broader range of retail options. Create a hotel, and establish downtown as a tourist destination.

Emphasize affordability & accessibility (36 comments)

Residential and commercial units must be affordable and have family- and senior-friendly design.

Support more entertainment and dining (34 comments)

Include a broad range of dining, nightlife, and social activities.

Against the proposal (27 comments)

Against the proposal without further comments.

More community spaces and programs (23 comments)

Character areas should include community spaces and programs.

Impact on traffic and parking (19 comments)

Concern about increased traffic congestion and not enough parking.

Density is too high (18 Comments)

The proposed density is too high.

Green space is a priority (17 comments)

Providing enough green space in the proposal is very important.



“I’m really glad for the future generation to enjoy this!”

– Engagement Centre comment

Provide office and start-up space (17 comments)

Character areas should include more office space, including space for start-ups.

Provide space for galleries (14 comments)

Partner with and provide space for art galleries or a museum.

Emphasize walkability (14 comments)

Walkability, including connectivity and pedestrian experience, is key in all character areas.

Provide recreation and sport amenities (11 comments)

Recreation and sport amenities will be required for the existing and additional residents.

Additional comments are in Appendix A.

4.3 PHASE 1 PRIORITIES AND OVERARCHING COMMENTS

Key Takeaways

There is significant support for Phase 1

The top theme is generalized support for the proposal, including high-density, transit-oriented development.

Top concerns are the number of towers and their height

Many respondents were concerned about the overall height and density, and would prefer lower towers or mid-rise development.

Housing options is a first priority

Housing options was the top first priority, with 27% of respondents listing it as their first priority.

Top priorities are entertainment and parks

Restaurants and entertainment options was a priority for 50% of respondents, and parks and green space was a priority for 43% of respondents.

Overarching Comments

We received overarching comments on Phase 1 at the engagement centre (126 comments) and open house (4 comments). In the online survey, respondents could share any additional comments they had on Phase 1 (31 comments).

TOP THEMES

Generalized support for the proposal (25 comments)

Support for the project, without offering feedback on specific aspects.

Concerned about height of towers (18 comments)

Concern about overall height of project, including in comparison to surrounding areas.

There should be less density (14 comments)

Some respondents wanted to see fewer towers and were concerned about overall density, crowding, and maintaining Coquitlam's character.

Traffic and parking concerns (8 comments)

There may be too much traffic for the road network to handle effectively, and too little parking provided.

Decreased safety and security (7 comments)

There are concerns about increased crime, and the need for lighting and the need for increased enforcement.

Support for increased retail (6 comments)

The additional retail and commercial uses are appreciated for the activity and increased services they will bring to the area.

Build a walkable neighbourhood (6 comments)

Ensure the development is walkable, with an ideal and weather-protected pedestrian experience.

Maintain the status quo (6 comments)

Do not change Coquitlam Centre or the surrounding area.

Additional comments are in Appendix A.

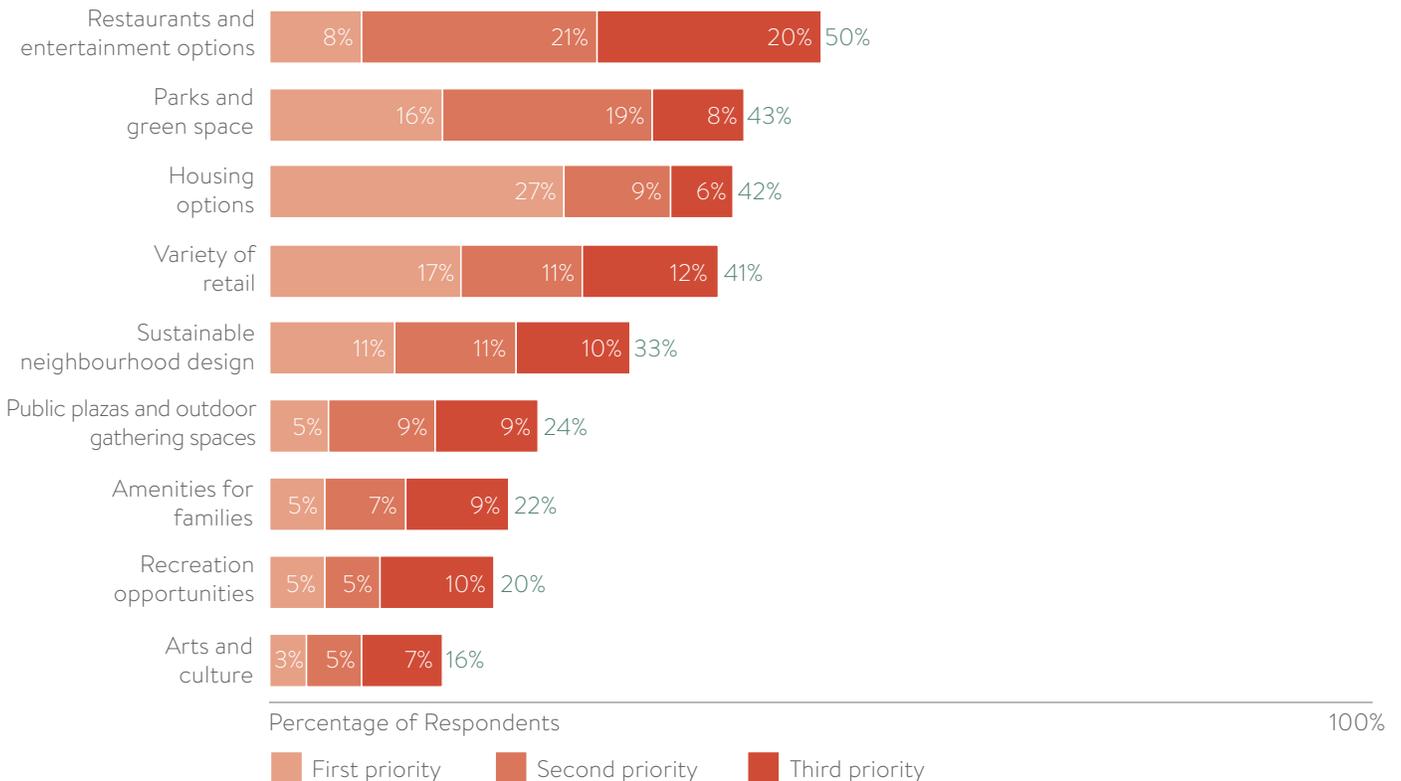


“Makes sense! It was just a matter of time!”
 - Engagement Centre comment

Pick your top three priorities

In the online survey, respondents could choose their top three priorities (201 respondents chose at least one priority).

Respondents aged under 20 placed a higher priority than other age groups on a variety of retail, while those aged 20-34 placed a higher priority on housing options. Parks and green space was ranked higher for respondents aged 50-64.



4.4 PHASE 1 HOUSING

Key Takeaways

Housing affordability is a top priority

The top theme was affordable housing for both renters and owners, including below-market and affordable market housing.

Provide a mix of housing options

Respondents want housing units for-rent, for-purchase, and subsidized housing.

Housing for seniors and families are needed

Ensure there are units for a wide range of family types, including seniors and children. This includes large units appropriate for people downsizing, and 2- and 3-bedroom units for families with children.

What types of housing do you think are important for Coquitlam Centre?

We asked respondents this open-ended question at the engagement centre (received 82 comments) and open house (6 comments). In the online survey, after rating several options for housing, respondents could share their own ideas (29 comments).

TOP THEMES

Keep housing affordable (32 comments)

Have affordable rent and purchase options to help ensure people and families can stay in Coquitlam.

Create housing appropriate for seniors (13 comments)

Ensure seniors can “age in place” in Coquitlam by providing options for seniors to downsize with single-floor layouts, and adaptable units.

Include rental housing (12 comments)

Providing rental housing for a variety of income levels is important.

Include below-market housing (11 comments)

Partner to provide subsidized and below-market housing.

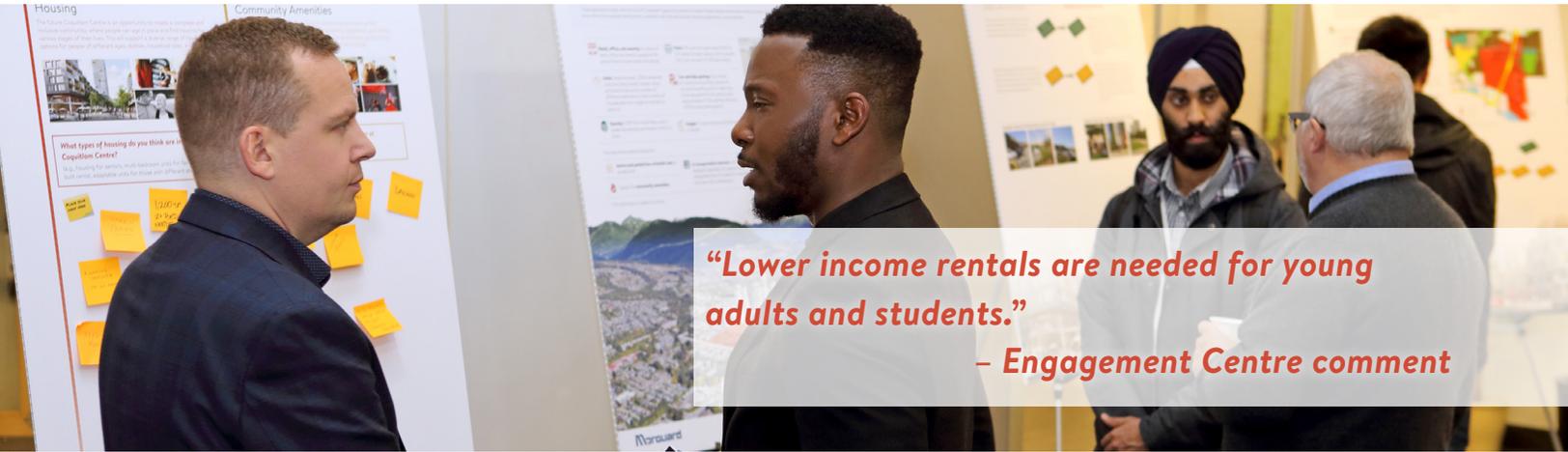
The proposal is too high-density (10 comments)

The proposal’s towers are too high. Consider mid-rise development.

Include family-friendly housing (9 comments)

Ensure the housing is family-friendly. This includes 2- and 3-bedroom units and family-friendly amenities.

Additional comments are in Appendix A.

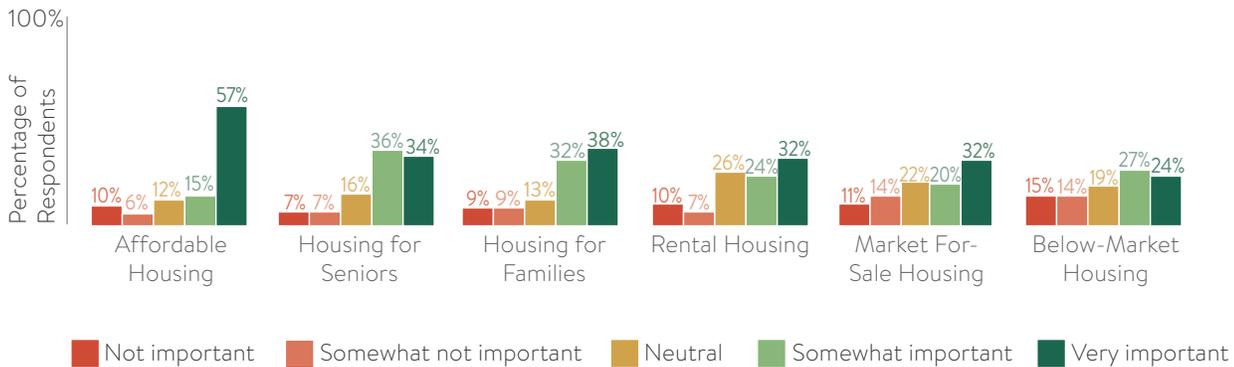


“Lower income rentals are needed for young adults and students.”
 – Engagement Centre comment

How important are these for Coquitlam Centre?

In the online survey, respondents could rate several options for housing from “not important” to “very important” (161 respondents rated at least one option).

Respondents aged under 20 placed more importance than other age groups on for-sale housing, rental housing, and affordable housing. Respondents aged 65 and over placed more importance on housing for seniors.



4.5 PHASE 1 COMMUNITY AMENITIES

Key Takeaways

Increased civic amenities

A community centre, a public school, a larger library, and spaces for youth and seniors were strong themes.

Provide commercial spaces that are currently lacking

A movie theatre, restaurants and bars, and a mix of retail including a grocery store were top desires.

A daycare is important

Most respondents considered daycares to be important to provide.

No private schools

Most respondents do not consider private schools to be important.

What types of amenities do you want to see at Coquitlam Centre?

We asked respondents an open-ended question at the engagement centre (received 176 comments) and open house (8 comments). In the online survey, after rating several options for community amenities, respondents could share their own ideas (25 comments).

TOP THEMES

Civic amenities to support a growing community

(31 comments)

Civic amenities will be needed for the increase in population, particularly schools, a larger library, amenities for seniors, and a community centre with meeting space.

More restaurants and bars (31 comments)

More restaurants, other dining options, pubs, and bars are desired. This could include food trucks, breweries, and patios.

Include a movie theatre (29 comments)

Include a movie theatre in the development.

Ensure a mix of retail (27 comments)

A good-quality mix of retail is essential, including a grocery store. Some wanted a focus on local, small-scale businesses, others wanted high-end retail.

More entertainment options (16 comments)

Include entertainment options, such as music venues, theatres, and nightclubs.

Include recreation facilities (14 comments)

Indoor and outdoor recreation facilities are desired, such as an ice rink, indoor pool, and recreation classes.

Create space for arts (10 comments)

Additional space for arts is desired, including galleries, artist studios, and space for art classes.

Additional comments are in Appendix A.

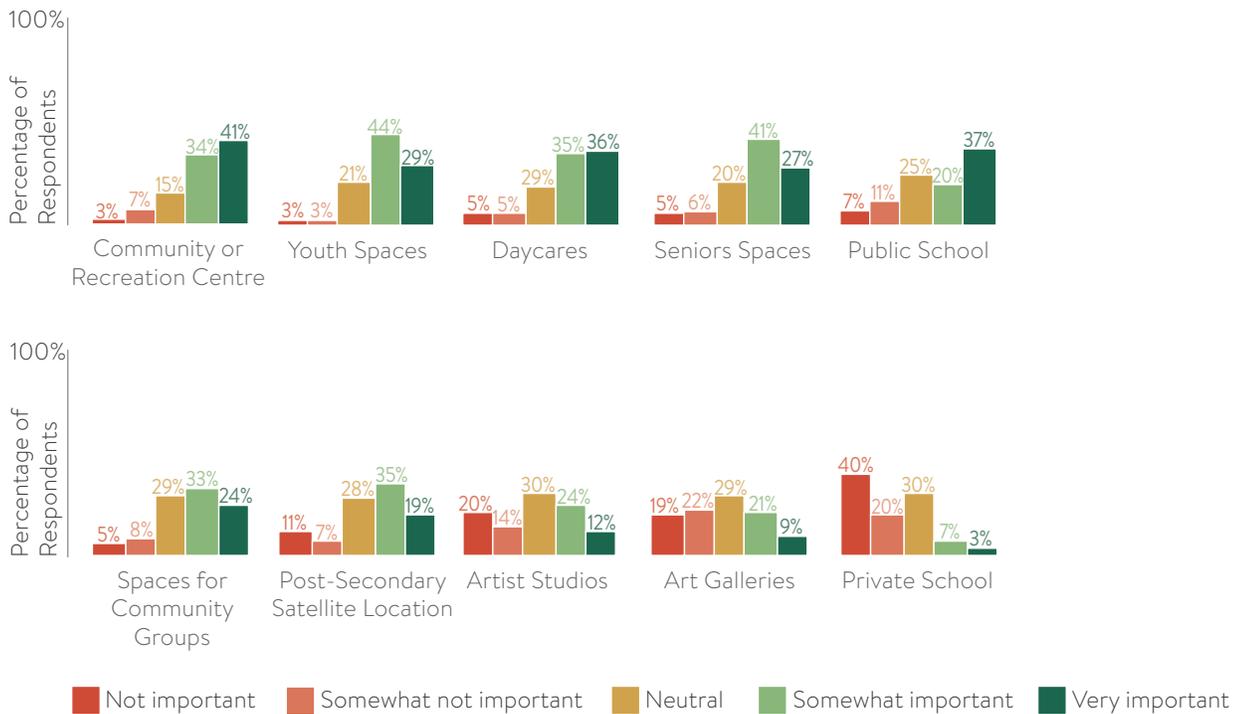


“I want amenities in Coquitlam so we don’t have to go to downtown Vancouver - especially for entertainment.”
— Engagement Centre comment

How important are these for Coquitlam Centre?

In the online survey, respondents could rate several options for community amenities from “not important” to “very important” (159 respondents rated at least one option).

Respondents aged under 20 placed less importance than other age groups on seniors spaces while those aged 65 or over placed more importance on them. Respondents aged 20-34 placed more importance on art galleries and artist studios.



4.6 PHASE 1 PARKS AND OPEN SPACE

Key Takeaways

More greenspace

Many participants wanted to see at least the amount of open space provided in the proposal – and many wanted a greater amount of open space.

Plazas and outdoor gathering spaces

Plazas and outdoor gathering spaces received high support.

Character of public space

Respondents were divided on whether open space should be more natural with greenery similar to a forest, or more hardscaped, such as a plaza.

Provide outdoor recreation and sport facilities

Sports facilities, such as sports fields, and other outdoor recreation spaces were desired.

What do you want to see or do in these public spaces?

We asked respondents this open-ended question at the engagement centre (received 102 comments) and open house (15 comments). In the online survey, after rating several options for parks and open space, respondents could share their own ideas (25 comments).

TOP THEMES

Maintain or increase the amount of open space in the proposal (22 comments)

Many respondents wanted to see at least the amount of green space in the proposal, if not more.

Landscaping should be lush with greenery and plants (14 comments)

Include a high amount of greenery, trees, and plants. Some respondents wanted more natural forest-like landscaping while others wanted more flowers and formal landscaping.

Include outdoor recreation facilities (13 comments)

Outdoor recreation and sports facilities, such as an ice skating rink and sports fields, were desired.

Outdoor spaces should be family-friendly (11 comments)

Ensure all parks and open spaces are family-friendly. A playground or play area should be included.

Ensure outdoor spaces are dog-friendly (10 comments)

Parks and open spaces should be dog-friendly and include dog parks or off-leash areas.

Create spaces for socializing (10 comments)

Create weather-appropriate spaces to gather and socialize, with plenty of seating

Include public art (9 comments)

Public art, such water features, and decorative lighting, should be included in open spaces.

Additional comments are in Appendix A.

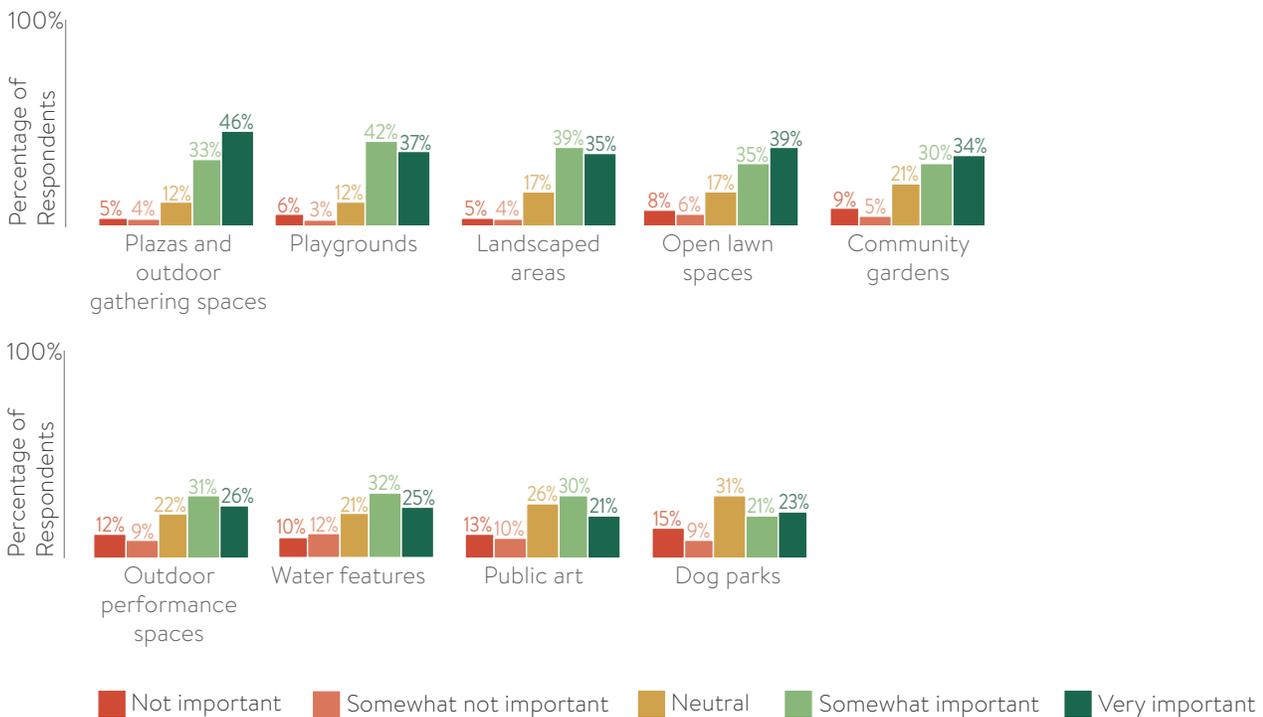


Public space is very important - give it character with areas for public music and performance. Green space - natural like our City. - Survey participant

How important are these for Coquitlam Centre?

In the online survey, respondents could rate several options for parks and open space from “not important” to “very important” (158 respondents rated at least one option).

Respondents aged 65 and over placed less importance than other age groups on playgrounds, dog parks, and outdoor performance spaces. Dog parks were rated higher for respondents under 20 years old.



4.7 PHASE 1 TRANSPORTATION

Key Takeaways

Create a multi-modal transportation system

Respondents think multiple modes of travel are very important, including strong support for travel modes they do not personally use.

Ensure walkability

Ensuring walkability is a top priority, which should include connectivity, weather protection, and access and safety.

Public transit is important

Respondents recognize the importance of the SkyTrain and buses.

Don't forget about personal vehicles

Traffic congestion and ensuring enough parking are top concerns.

Share any comments or suggestions you have about the transportation network.

We asked respondents this open-ended question at the engagement centre (received 109 comments), open house (13 comments), and in the online survey (48 comments).

TOP THEMES

Congestion is a concern (38 comments)

Mitigate congestion from an increased population.

Ensure walkability (34 comments)

Increase connectivity, provide weather protection, and improve access and safety for people walking. Reduce the amount of space for vehicles.

More parking is needed (28 comments)

Ensure adequate parking for both the shopping centre and new development.

Improve cycling facilities (18 comments)

Plan for an overall cycling network, use separated cycle lanes, and provide bike parking.

Public transit is a priority (17 comments)

Ensure connectivity to the SkyTrain, and increase local and regional public transit service.

Provide electric vehicle charging (15 comments)

Ensure electric vehicle charging is provided for both residents and visitors to shops and services.

Improve the existing road network (11 comments)

The existing roads should be widened and improved for the additional traffic.

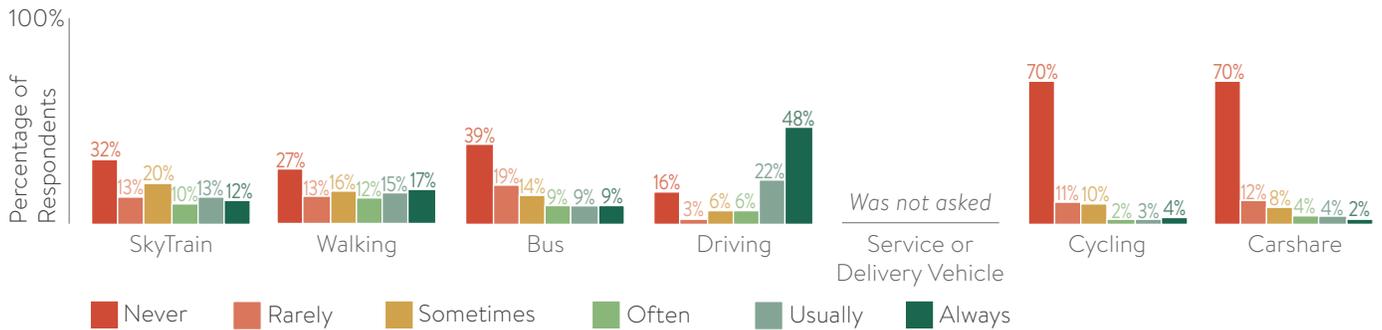
Additional comments are in Appendix A.



“Bike routes must be connected to one another, clearly visible, and separated from cars.”
 – Survey participant

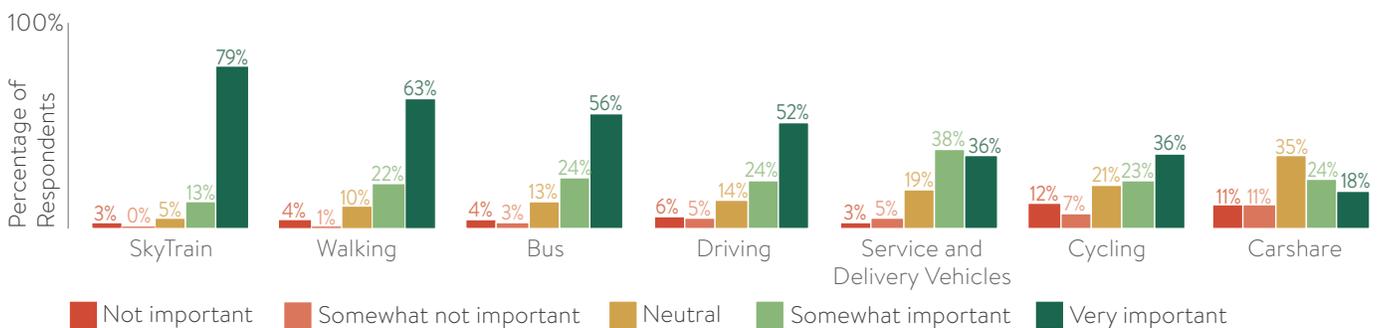
How do you currently travel to the Coquitlam Centre area?

In the online survey, respondents were asked how they currently travel to the Coquitlam Centre area (161 respondents responded at least one mode of transportation).



How important do you feel these transportation options are?

In the online survey, respondents could rate how important various modes of transportation were for Coquitlam Centre from “not important” to “very important” (162 respondents rated at least one option). Respondents aged 65 or over placed less importance than other age groups on walking, cycling, and the SkyTrain, and more importance on buses. Respondents aged 20-34 placed less importance on buses.



4.8 IMAGINATION WALL

Key Takeaways

A retail, dining, and entertainment destination

Respondents want Coquitlam Centre to continue as a shopping destination with an even greater amount of stores, paired with more dining and entertainment options.

Keep fit and have fun!

There's a strong desire to keep fit and have fun. With additional parks and green spaces, respondents envision a healthy living neighbourhood full of great opportunities for recreation and sporting activities.

What do you want Coquitlam Centre to be?

We asked respondents this open-ended question on an “Imagination Wall” at the engagement centre and received 254 comments.

TOP THEMES

Support for more retail and commercial (36 comments)

Attract specific name brand stores and, more generally, provide a greater range of retail options.

Provide recreation & sporting amenities (28 comments)

Include outdoor and indoor spaces for recreation and physical activities.

Support more entertainment and dining (28 comments)

Include a broad range of dining, nightlife, and social activities, including a movie theatre.

Green space is a priority (19 comments)

Providing enough green space in its various forms for residents in the community is very important.

Provide health & wellness amenities (13 comments)

Ensure there is access to hospitals, clinics and healthy living services.

Emphasize environmental sustainability (11 comments)

Plan and design the development to have a reduced ecological impact and be energy efficient.

Include a movie theatre (11 comments)

Provide a movie theatre in the development.

Ensure it is family-friendly (10 comments)

Include activities and destinations for children and families.

Additional comments are in Appendix A.

“More entertainment options: theatres, comedy clubs, performing arts venues.”
– Contribution to the Imagination Wall





SECTION | 5.0

NEXT STEPS

5.1 ADAPTING THE PLAN

As the first round of engagement comes to an end, the project is still in its early stages. As such, the input gathered has the opportunity to influence the Conceptual Master Plan and the Phase 1 applications.

Paired with the City of Coquitlam's feedback, and rigorous technical analysis, the application will be adapted and refined to better reflect the desires and needs of the community, the City, and the owners.

There will be two more rounds of community engagement led by Morguard and each one will provide another opportunity to modify and improve the application. This is in addition to a formal Public Hearing required for Official Community Plan amendment and rezoning applications.

APPENDIX A

ADDITIONAL COMMENTS

CONCEPTUAL MASTER PLAN – VISION AND PRINCIPLES

- Importance of **social and outdoor spaces** (9 comments)
- Prioritize **environmental sustainability** (8 comments)
- Importance of **safety and security** (5 comments)
- Support for **office & start-up space** (5 comments)
- Prioritize **livability** (5 comments)
- Improve **public transit** (4 comments)
- **Not supportive** of the proposal (4 comments)
- **More detail** needed (4 comments)
- Importance of **First Nations acknowledgment** (2 comments)
- Start construction **sooner** (2 comments)
- Include **maker spaces** (2 comments)
- Include a **dog park** (1 comment)
- Have **more outlets** in the mall (1 comment)
- Prioritize **modernization** (1 comment)
- Include **meeting rooms** (1 comment)
- Minimize **construction impacts** (1 comment)
- **Business and commerce** is very important (1 comment)
- Prioritize **cyclist safety** (1 comment)
- Maintain the **identity of Coquitlam** (1 comment)
- Include a **medical building** (1 comment)

CONCEPTUAL MASTER PLAN – CHARACTER AREAS

- Support **additional density** (9 comments)
- **Poor locations** for the districts (6 comments)
- Need for **performance theatre** (6 comments)
- **Speed up** the phasing (5 comments)
- Improved **public transit** (4 comments)
- **Health & wellness** amenities (4 comments)
- Importance of **safety and security** (4 comments)
- Support for a **rebrand of the mall** (4 comments)
- Prioritize **safe cycling** (3 comments)
- Environmental **sustainability** (3 comments)
- **Architectural excellence** (3 comments)
- Look to examples like **Newport Village** (3 comments)
- Showcase **Indigenous artists** (2 comments)
- Partner with a **post-secondary institute** (1 comment)
- Retain **views** (1 comment)
- Include a **middle school** (1 comment)
- Need **more clarity** on the proposal (1 comment)
- Carefully consider the **impact on business** (1 comment)
- **No sports amenities** are needed (1 comment)
- Consider the interface on **Pinetree Ave** (1 comment)
- Include a meeting or **convention centre** (1 comment)
- Include railings on **transit stops** (1 comment)
- **Do not include a water feature** (1 comment)
- **Integrate with properties** outside of the site (1 comment)

PHASE 1 – OVERARCHING COMMENTS

- Desire for an **active public realm** (5 Comments)
- **Affordable housing and rental stock** is important (3 comments)
- Concern about **viability of increased retail** (3 comments)
- **Develop faster** with a compressed construction period (3 comments)
- The character of the area should be **urban and vibrant** (3 comments)
- Concern about **construction impacts** (2 comments)
- Desire for **public art** (2 Comments)
- Support **mixed-use** (2 Comments)
- Concern about **engagement process** (2 comments)
- **Specific stores** to include (2 comments)
- **More office space** with less residential (2 comments)
- Include **electric vehicle charging stations** (1 comment)
- Include **dog parks** (1 comment)
- Improve **public transit** (1 comment)
- Improve **waste removal** (1 comment)
- Design with **less focus on cars** (1 comment)
- Ensure there is **infrastructure** to support project (1 comment)
- Appreciate the **First Nations references** (1 comment)
- Design **livable spaces** (1 comment)
- Buildings should be **sustainable** (1 comment)
- Development should have a **major attraction** (1 comment)
- Use **lease incentives** to retain residents (1 comment)

PHASE 1 – HOUSING OPTIONS

- Consider **alternative housing models**, such as co-operative housing, co-housing, and rent-to-own (8 comments)
- Include larger, **three-bedroom units** (7 comments)
- Include housing for young adults and students (7 comments)
- Include **two-bedroom units** (6 comments)
- Specific **amenities** are desired, such as air-conditioning, outdoor space, electric vehicle charging, and storage (6 comments)
- There should be a **mix of housing options** (5 comments)
- Include incentives for **first-time homebuyers** (4 comments)
- Respondents wanting to **purchase** (3 comments)
- Have measures to **prevent absent owners** (2 comments)
- Include **adaptable units** (2 comments)

PHASE 1 – COMMUNITY AMENITIES

- More **medical facilities** are needed (8 comments)
- A **hotel** is desired (6 comments)
- Include more **office space** (5 comments)
- **Daycare** space is needed (4 comments)
- Dedicated space for **community agencies**, such as centres for people with disabilities (4 comments)
- Ensure amenities are **accessible, affordable, and family-friendly** (4 comments)
- Partner with a **post-secondary institution** (4 comments for, 1 comment against)
- Ensure outdoor spaces and buildings are **dog-friendly** (3 comments)
- Provide ample **parking** (1 comment)
- Provide **electric vehicle charging stations** (1 comment)
- Include a DIY car or bicycle **repair workshop** (1 comment)
- Contribute to **watershed conservation** (1 comment)

PHASE 1 – PARKS AND OPEN SPACE

- **Sustainability** should be a focus, including stormwater management and protecting Hoy Creek (6 comments)
- Include an educational or **community garden** (5 comments)
- Spaces should be **pedestrian-friendly** (5 comments)
- Create a **skateboard park** (4 comments)
- Include a **stage** or performance area (4 comments)
- Ensure **accessibility, safety, and affordability** (6 comments)
- Include **active retail** facing on or in the park. This could include an outdoor market (5 comments).
- Podiums should have **green roofs** (3 comments)
- Include **public washrooms** (3 comments)
- Be **innovative** and creative (2 comments)
- Include a **water park** (2 comments)
- Ensure park is in a **livable location** and receives lots of sunlight (2 comments)
- **Don't duplicate** existing outdoor spaces (2 comments)
- Create an **outdoor cooking space** (1 comment)
- The park should be **less manicured** (1 comment)

PHASE 1 – TRANSPORTATION

- Ensure universal **accessibility** (4 comments)
- Mitigate **construction impacts** on traffic (2 comments)
- Improve **vehicular access** (2 comments)
- Specific changes to the road network (3 comments)
 - **The High Street** should be more centrally located
 - **Pacific**, not Baldwin should be a connector street
 - Ensure **The High Street** remains accessible to vehicles
- Connect with **nature** (1 comment)
- Consider **overall traffic network patterns** (2 comments)
 - **Limit vehicular traffic** to service vehicles and parking access (1 comment)
 - **Limit service vehicles** to off-peak times (1 comment)

IMAGINATION WALL

- **Less density** (8 Comments)
- Concerns about **congestion, parking and traffic** (7 Comments)
- More **schools** –elementary through post-secondary (7 Comments)
- **Arts and culture** (6 Comments)
- Ensure it is **pet friendly** (6 Comments)
- Importance of **affordable housing** (4 Comments)
- **Walkability** / pedestrian friendly (4 Comments)
- Support for **public art** (4 Comments)
- Support for **community spaces** -including **gardens and markets** – (4 Comments)
- General support (4 Comments)
- No change / not needed (3 Comments)
- **Seniors amenities** (3 Comments)
- Universal **accessibility** (2 Comments)
- Improved **public transit** (2 Comments)
- Need a **hotel** (2 Comments)
- Civic **amenities** (1 Comment)
- More **cycling infrastructure** (1 Comment)
- More **development** (1 Comment)
- Support for **reconciliation** (1 Comment)
- Support **height** (1 Comment)
- Support for **nightlife** (1 Comment)
- More **licenced establishments** (1 Comment)
- **Local businesses** (1 Comment)
- More **investments** (1 Comment)
- **Office space** (1 Comment)
- **Heartwarming things** (1 Comment)
- Better **reviews** (1 Comment)
- High end **architecture** (1 Comment)
- Support for **rental housing** (1 Comment)
- **Amenities for youth** (1 Comment)
- **Lookout** (1 Comment)
- **Better hours** (1 Comment)
- **Free stuff** (1 Comment)



COQUITLAM CENTRE
Unlimited.

ROUND 1
ENGAGEMENT SUMMARY

Morguard