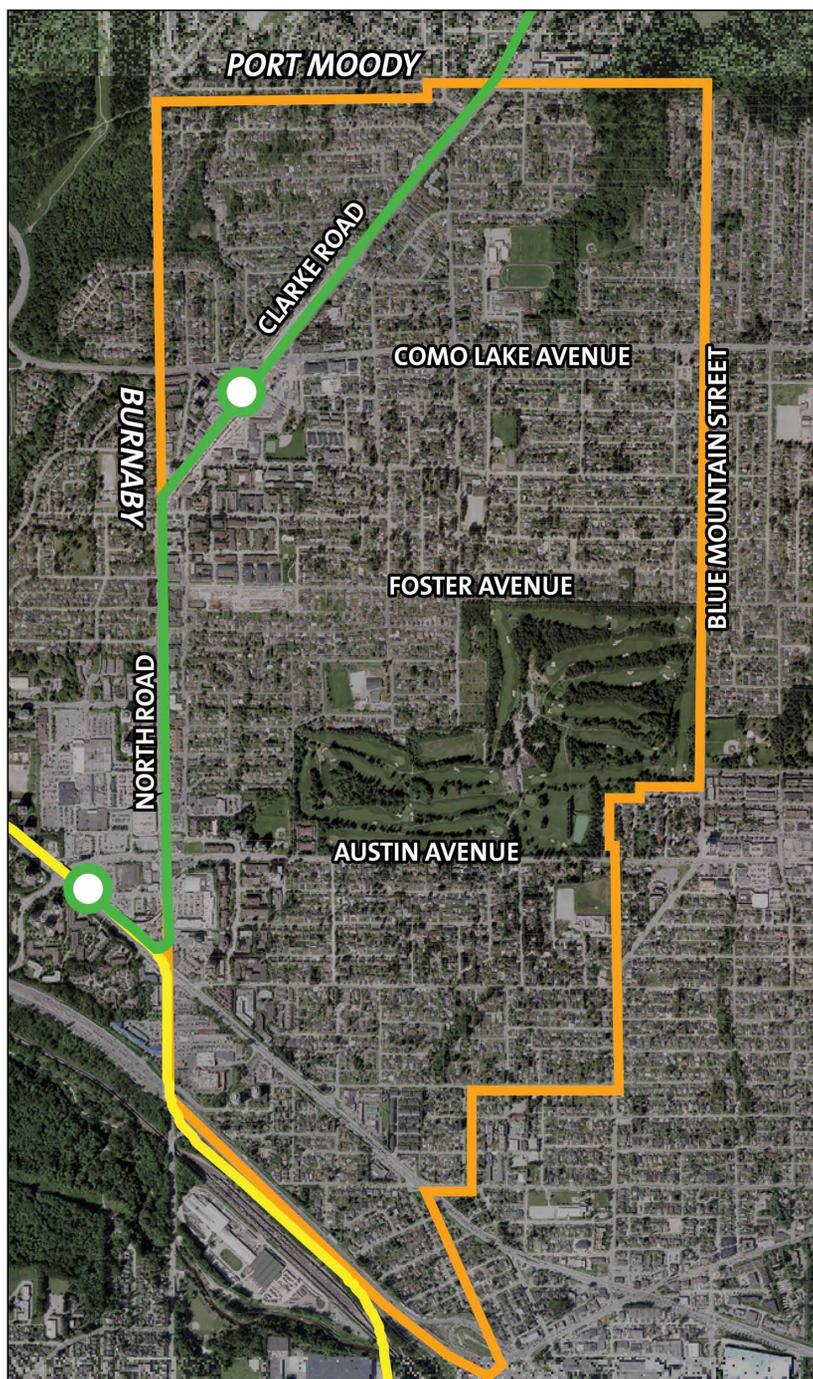


Welcome

Planning for the Future Burquitlam-Lougheed Neighbourhood Plan (BLNP)

With the arrival of the SkyTrain in 2016, you've probably noticed that the Burquitlam and Lougheed areas are growing and changing.

To ensure a high-quality of life for residents over the next 20-25 years, the City is updating the existing neighbourhood plans. To manage the growth and change coming to Coquitlam in the future, we want to listen and make sure your voice is heard.



Your Feedback is Important to Us

Please take a moment to review the information panels and fill out the comment form.

Staff are available to answer your questions!

What do
you think?

Planning & Development Department
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Phone: 604-927-3430 Fax: 604-927-3405

What's this process for?

The City of Coquitlam is updating both of the existing Burquitlam & Lougheed Neighbourhood Plans to:

- ◆ Guide new housing and growth;
- ◆ Plan for parks and other civic facilities;
- ◆ Provide for housing and transportation choices;
- ◆ Integrate new growth into existing neighbourhoods; and
- ◆ Maintain a high quality of life for existing and new residents.

What does a neighbourhood plan do?

A neighbourhood plan defines the type and location of housing, commercial and other land uses in the neighbourhood, identifies natural and recreation areas, prepares for needed community facilities, and outlines new streets plus pedestrian and cycling networks.

What is the outcome of this neighbourhood planning process?

The updated Burquitlam-Lougheed Plan will ensure that new growth integrates with existing neighbourhoods and guides change for the next 20-25 years.

What does it mean for you?

The updated Burquitlam-Lougheed Plan will be developed with your input to determine the infrastructure, services and amenities that supports planned growth.



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Planning Process

The Burquitlam-Lougheed Neighbourhood Plan Update is anticipated to take a year and a half to complete and will provide multiple opportunities for the public to get involved and have their say in the process.

Development of the new Plan involves the following phases:

PHASE 1: Background, Ideas & Opportunities

Fall/Winter 2014/2015

WE ARE HERE

- ◆ Review existing policies and complete background analysis
- ◆ Discuss 'Perspectives and Considerations', Update Plan Vision/Principles



PHASE 2: Land Use & Policy Options

Spring/Summer 2015

- ◆ Develop land use, transportation, amenity and servicing options
- ◆ Analyze draft options and test ideas
- ◆ Communicate potential land use and development options



PHASE 3: Draft Plan & Servicing Assessment

Winter 2015/Spring 2016

- ◆ Prepare draft BLNP, land use concept and implementation action plan
- ◆ Prepare servicing assessment

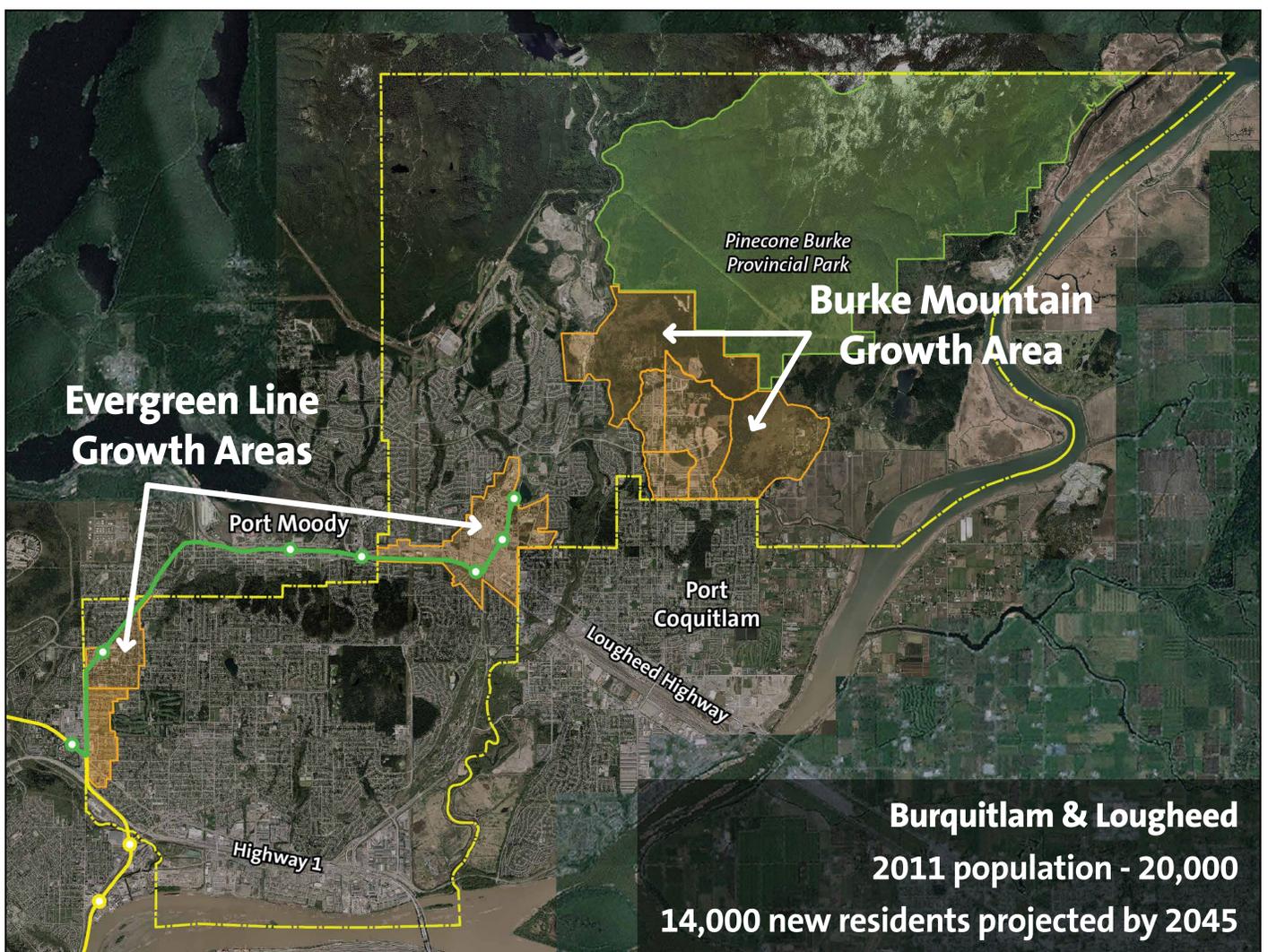


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A Growing Community

Coquitlam is a fast growing community:

- ◆ 2013 population - 138,700
- ◆ 90,000 - 95,000 population increase projected by 2045.
- ◆ Two distinct growth areas:
 - ◆ Evergreen SkyTrain line area - 45% of growth
 - ◆ Burke Mountain - 25% of growth
- ◆ In 2013 Coquitlam was the fastest growing City in the lower mainland (3.2% growth rate).



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Evergreen Line

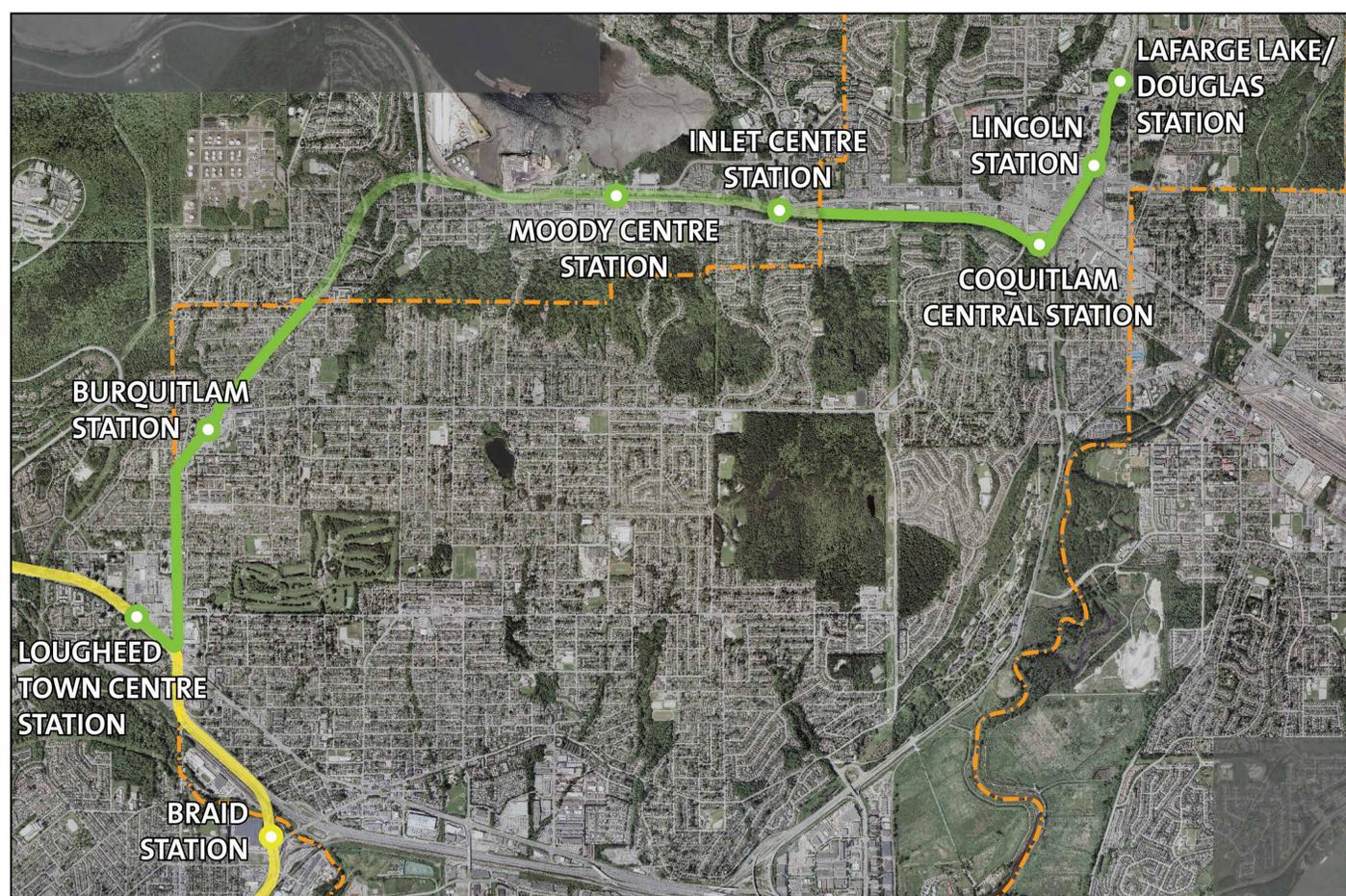
The Evergreen SkyTrain Line

The Evergreen Line is a new SkyTrain line that will connect Coquitlam City Centre to Vancouver through Port Moody and Burnaby.

The line will seamlessly connect to the current SkyTrain network, including the Expo and Millennium Lines, and will integrate with the West Coast Express, regional bus and Canada Line networks.

The Evergreen Line is expected to move 70,000 people per day by 2021. To put that in perspective, currently North/Clark Road averages 25,000-30,000 vehicles a day.

Travel from Lafarge Lake-Douglas to Lougheed Town Centre station, via the Evergreen Line, is expected to take 15 minutes and approximately 40 minutes to Downtown Vancouver.



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Context: Building on Existing Plans

Plans in Place to guide development in Burquitlam-Lougheed Area



We have plans in place to guide change in your neighbourhood and we are working to improve them.

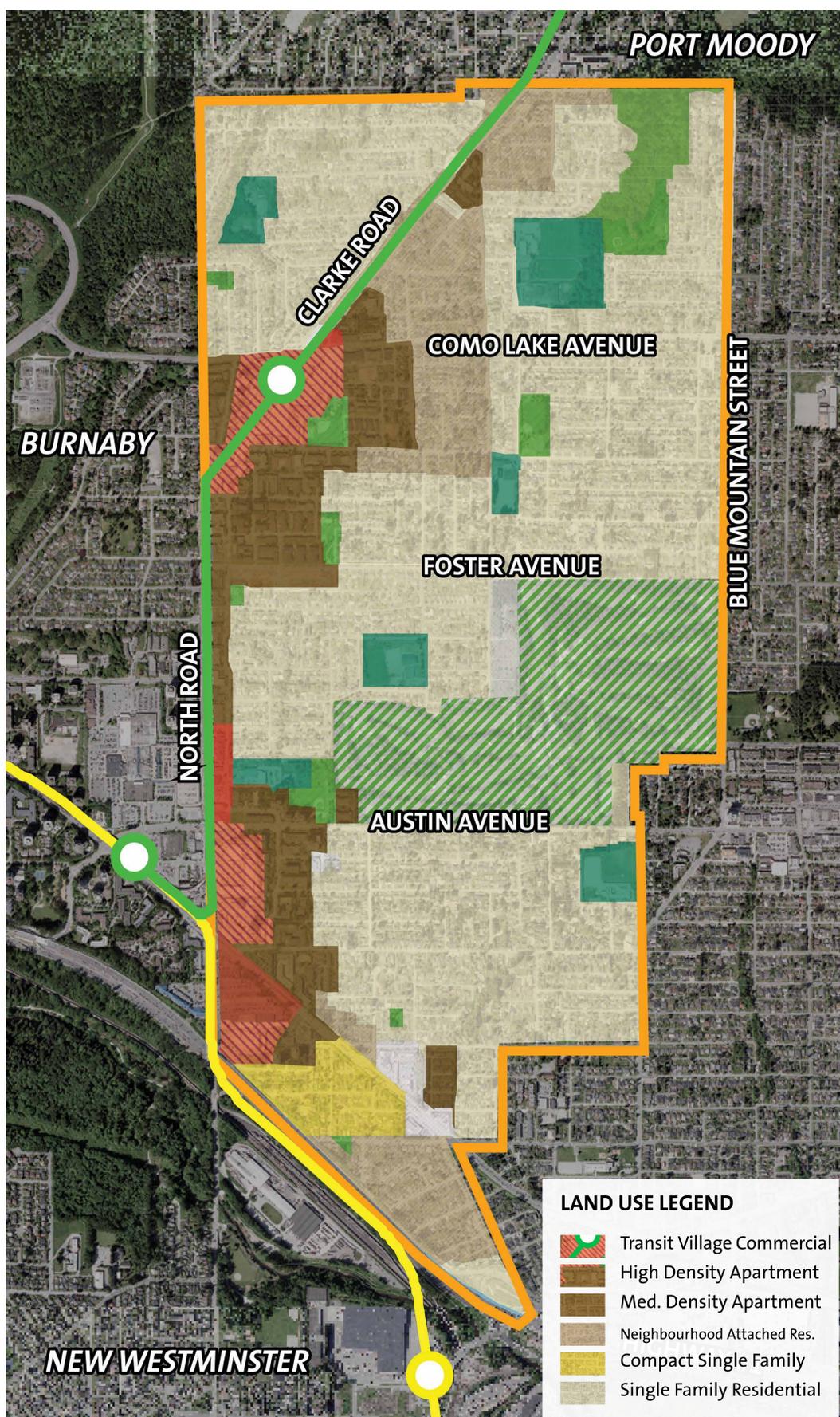
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Context: The Existing Burquitlam & Lougheed Plans

The existing Burquitlam and Lougheed Neighbourhood plans were adopted in 2002. These plans anticipated the extension of SkyTrain into this area.

- ◆ 2,800 new residential units planned for by 2021.
 - 1,400 new units built so far, most outside of the core areas.
- ◆ Anticipated 3.5 hectares of new parkland by 2021.
 - 0.33 hectares have been added so far. Additional parkland will be added as the neighbourhoods are re-developed and funding becomes available.
- ◆ Called for several transportation improvements with most intersection improvements completed (e.g. along North at Rochester, Lougheed, Gatineau, and Cochrane).

Current Land Use Plan Map



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Context: Transit-Oriented Development Strategy (TDS)

The Transit-Oriented Development Strategy (TDS) is a high-level vision that guides development around Evergreen Line stations. Adopted by Council in July 2012, the document sets out the following six key objectives:

1. **Create Compact, Complete Neighbourhoods**
2. **Develop Transit Supporting Density**
3. **Implement High Quality Urban Design**
4. **Create Great Places**
5. **Promote Sustainable Transportation Choices**
6. **Manage Parking**

TDS Focus Areas:

The six key objectives and their policies are applied in these three areas.

Core - 5 min. walk from station (0 - 400 metres)

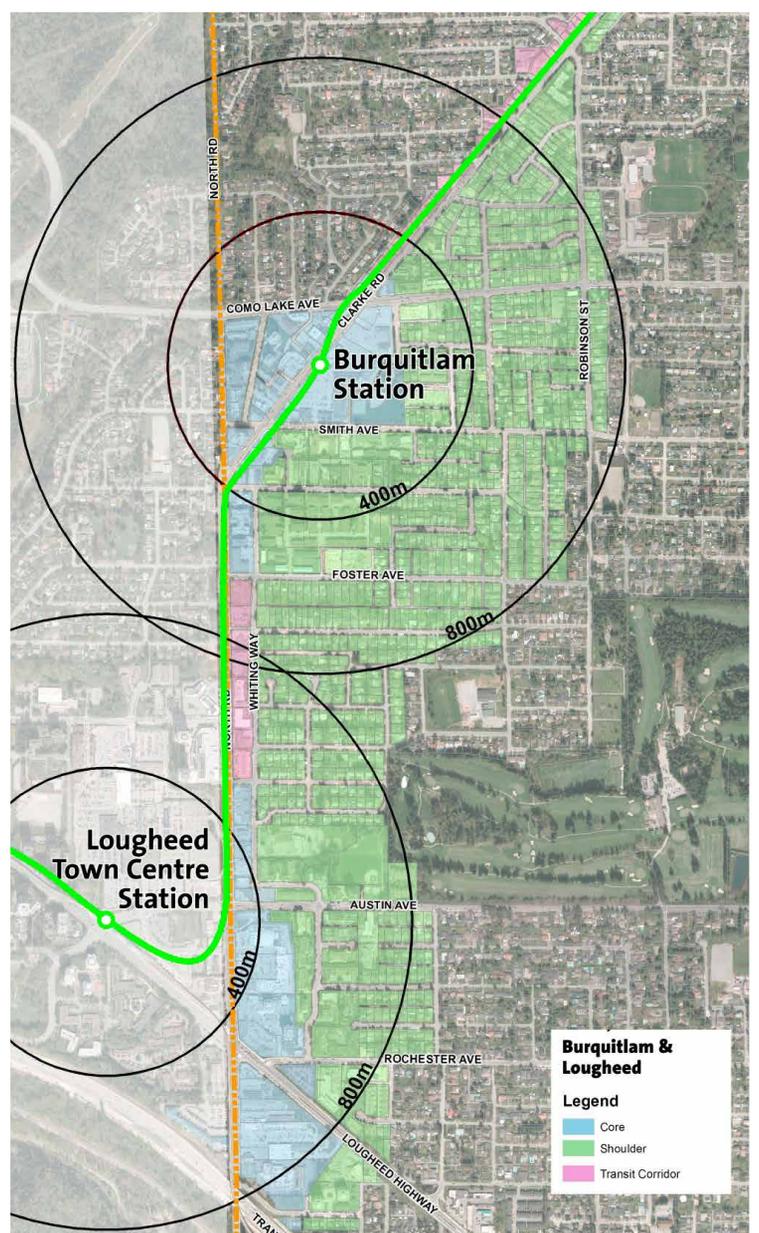
 Focus of commercial & high-rise apartments

Shoulder - 5-10 min. walk (400 - 800 metres)

 Transition from core to single-family areas

Corridor along major roads; outside of core

 Connecting the Burquitlam & Lougheed Cores



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Housing Affordability

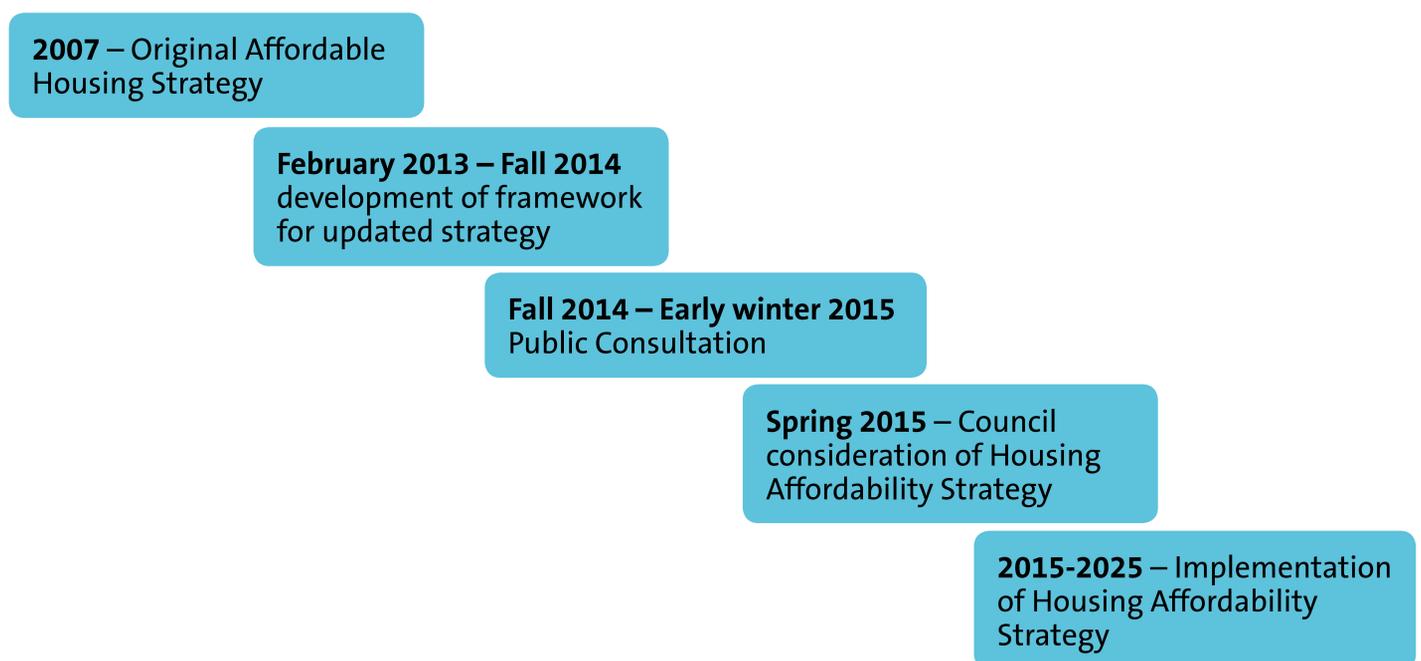
The Burquitlam-Lougheed area has a large number of older apartment buildings, some of which are nearing the end of their lifespan.

Coquitlam is working on a new Housing Affordability Strategy that will consider the needs of residents of all ages and from all walks of life, including first-time home buyers, residents seeking rental accommodation, those who need additional support, newcomers to the City and seniors who wish to age in place.

Housing Affordability Strategy (HAS) Directions:

1. Foster Housing Affordability through Innovation
2. Promote Affordable Living
3. Leverage the City's Affordable Housing Reserve Fund
4. Build Strategic Partnership

HAS TIMELINE:



We welcome your feedback on the draft framework—visit coquitlam.ca/housing to:

- ◆ read more about the Housing Affordability Strategy and past initiatives,
- ◆ view the discussion paper, framework, staff reports and press releases, and
- ◆ learn about opportunities for feedback.

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What will the new Plan include?

The Burquitlam-Lougheed Neighbourhood Plan will:

- ◆ Provide an updated vision, land use and servicing plans;
- ◆ Guide development in the area over next 25 years; and
- ◆ Maintain distinct local identity through local area policies.

Key Directions:

- ◆ Build on existing Plans and TDS
- ◆ Analyze neighbourhood centres and major streets
- ◆ Review land uses and building types
- ◆ Determine amenities to support growth
- ◆ Identify transportation improvements
- ◆ Consider and integrate a local neighbourhood perspective
- ◆ Involve neighbourhood self-identification



Expected Outcomes:

- ◆ An updated Vision, Guiding Principles, and land-use concept.
- ◆ Detailed land use, transportation and parks policies to guide growth and development.
- ◆ 'Sub-Area' policies that provide direction for key areas and reflect local character.
- ◆ A servicing assessment to detail infrastructure needs.



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Early Ideas & Opportunities



Focus growth near neighbourhood centres and along North/Clark Roads

- ◆ Explore expansion of commercial and apartment areas.
- ◆ Improve streetscapes and provide public plazas.



Explore increasing housing choice

- ◆ Investigate townhouses & three- four-plex development where appropriate.
- ◆ Identify special sub-areas.



Amenities (parks/plazas/facilities)

- ◆ Liveability: provide amenities with new development.
- ◆ Provide more park space.



Improve walking, cycling, vehicle connections

- ◆ Transportation network review.
- ◆ New streets and walking connections.
- ◆ New Greenways and pedestrian/bike connections.

What do you think?

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Points to Ponder

What is needed to help the Burquitlam-Lougheed area become more complete?

What do you value about the area and your neighbourhood today?

What is one thing that you think would improve the neighbourhood?

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Neighbourhood Centres – Core

The Burquitlam and Lougheed neighbourhood centres will become focused hubs of activities and services that benefit the local community by providing employment opportunities, shopping and a variety of apartment options.

Vibrant Neighbourhood Centres



High-rise apartments over ground floor retail uses.



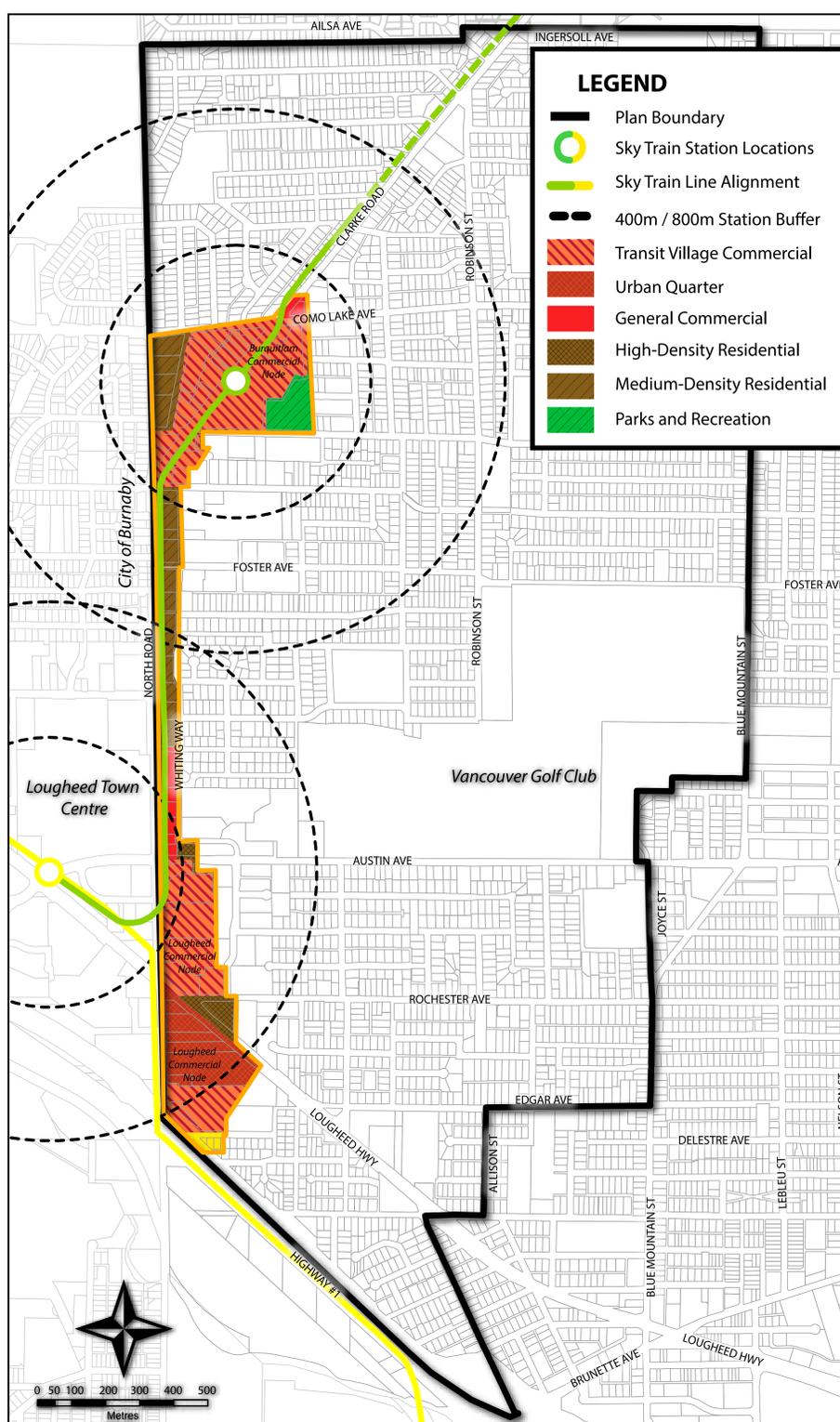
Any ground floor units will have access to the street.



Office and commercial uses integrated into developments.



Retail and active pedestrian-oriented uses fronting streets.



Early Ideas and Plan Directions

- ◆ Focus new commercial and apartments near SkyTrain stations.
- ◆ Provide improved streetscapes and public spaces.
- ◆ Develop amenities to support growth.



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Housing Choice – Shoulder

The shoulder area is outside of the neighbourhood centres and will have a range of housing types. Buildings will tend to decrease in height and massing as we move away from the core.

Transition to Single-Family Areas



Low-rise apartments



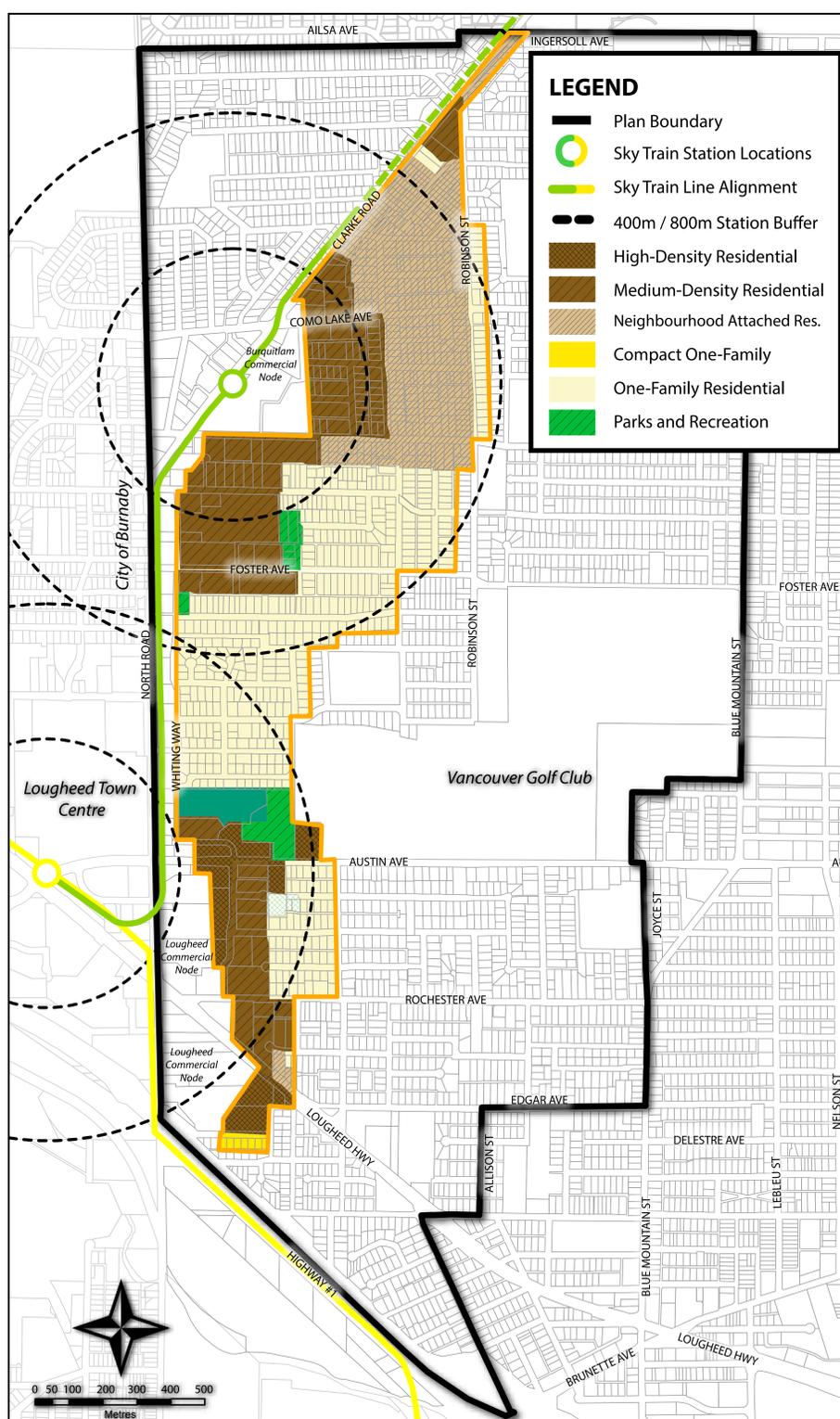
Townhouses



Two, Three and Four-plexes



Single Family Areas



Early Ideas and Plan Directions

- ◆ Transition housing types from the neighbourhood core to single-family areas.
- ◆ Increase housing choice and mix.
- ◆ Improve streetscapes and amenities.



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Points to Ponder

What kind of community should be here 20 years from now?

What kind of housing is needed to support new and existing families?

In the future what kind of neighbourhood do you want to live in?

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Parks, Recreation & Culture

The plan will identify new and improved parks, facilities and services to serve local needs and create attractive communities.

Parks, Facilities & Public Space



Parks



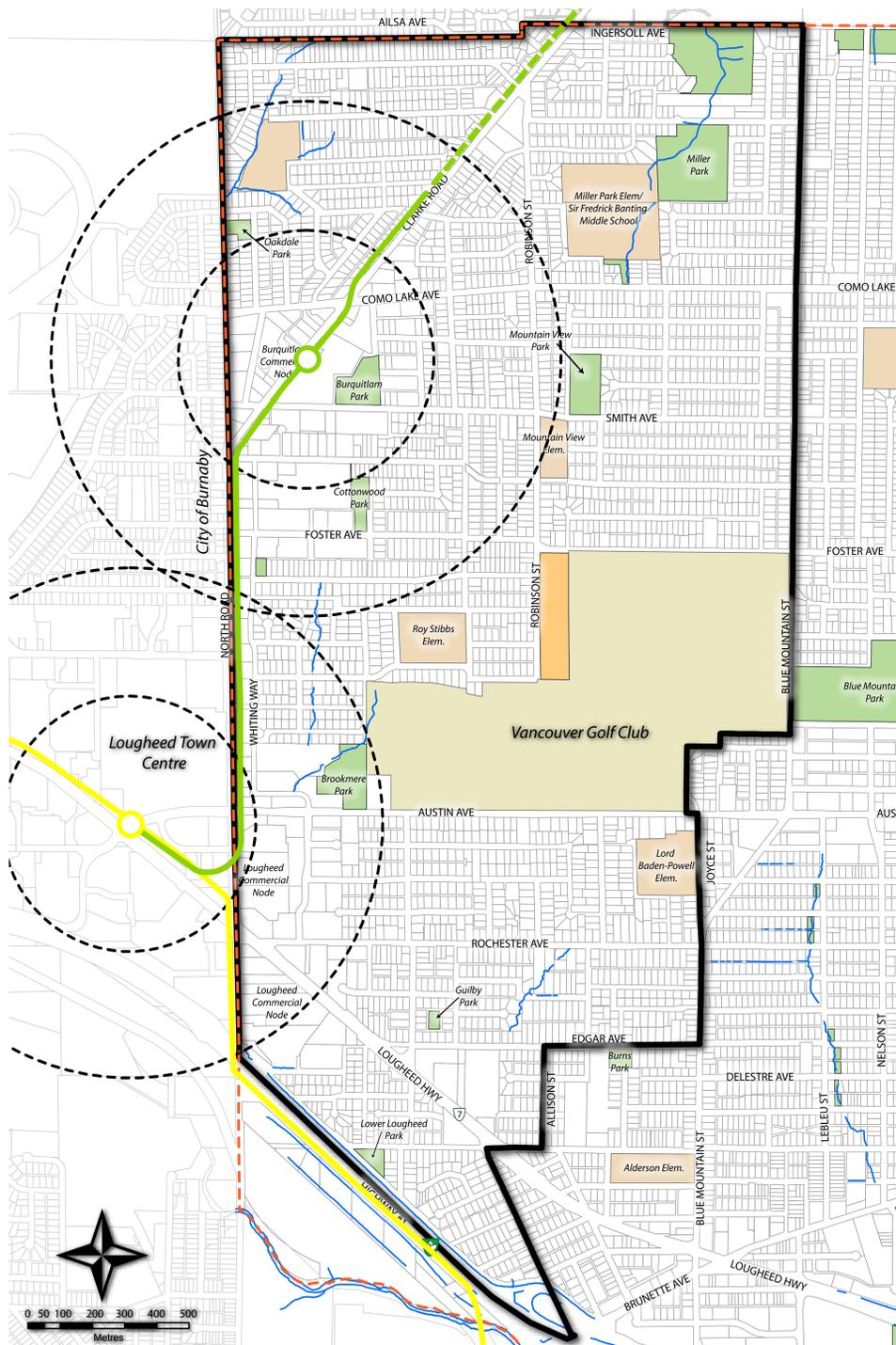
Community Gardens



Public Space



Community Facilities



Early Ideas and Plan Directions

- ◆ A new community recreation facility is being planned with the YMCA. (A future consultation process will determine the type of facility.)
- ◆ Update and improve existing parks.
- ◆ Provide new park space and improve local services.



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Points to Ponder

What do you like about parks and services in your area today?

What leisure and recreation services and amenities will be important for the neighbourhood in the future?

What services and programming would you like to see in the new recreation facility planned with the YMCA?

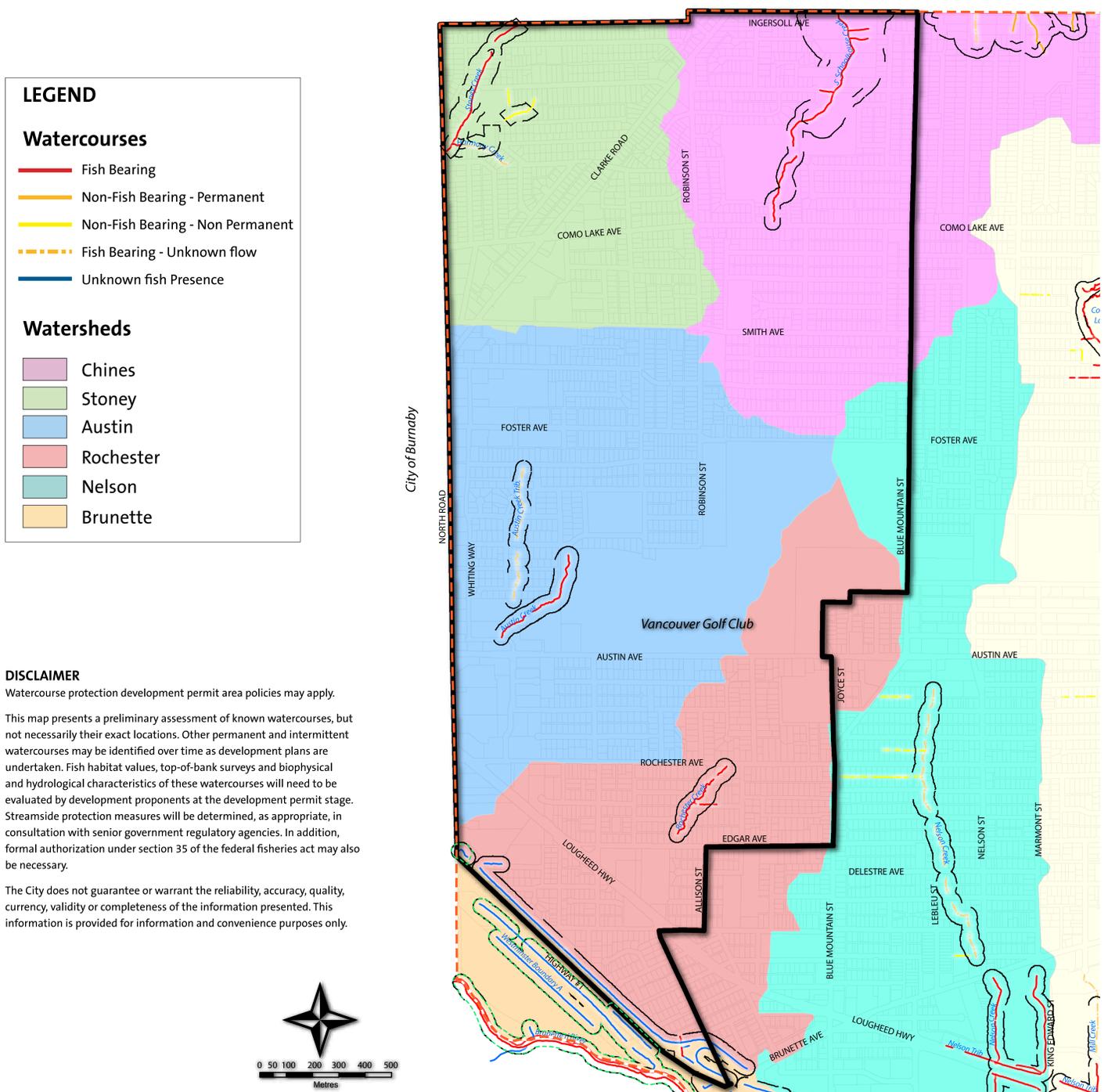
What is one thing you would do to improve parks, recreation, and cultural services in your area?

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Storm Water Management

Watercourses and Watersheds

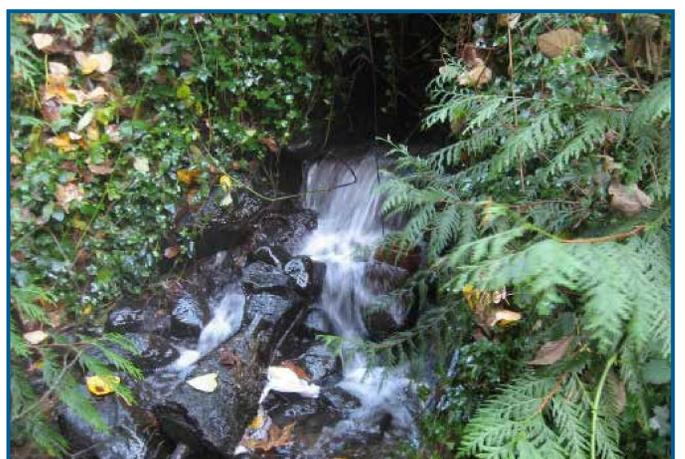
Watershed plans consider land use, environmental and engineering objectives to develop management strategies which preserve watershed health while facilitating growth. A watershed plan also investigates issues related to the quality and quantity of storm water runoff, flood protection, watercourse health, habitat and wildlife.



DISCLAIMER

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

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

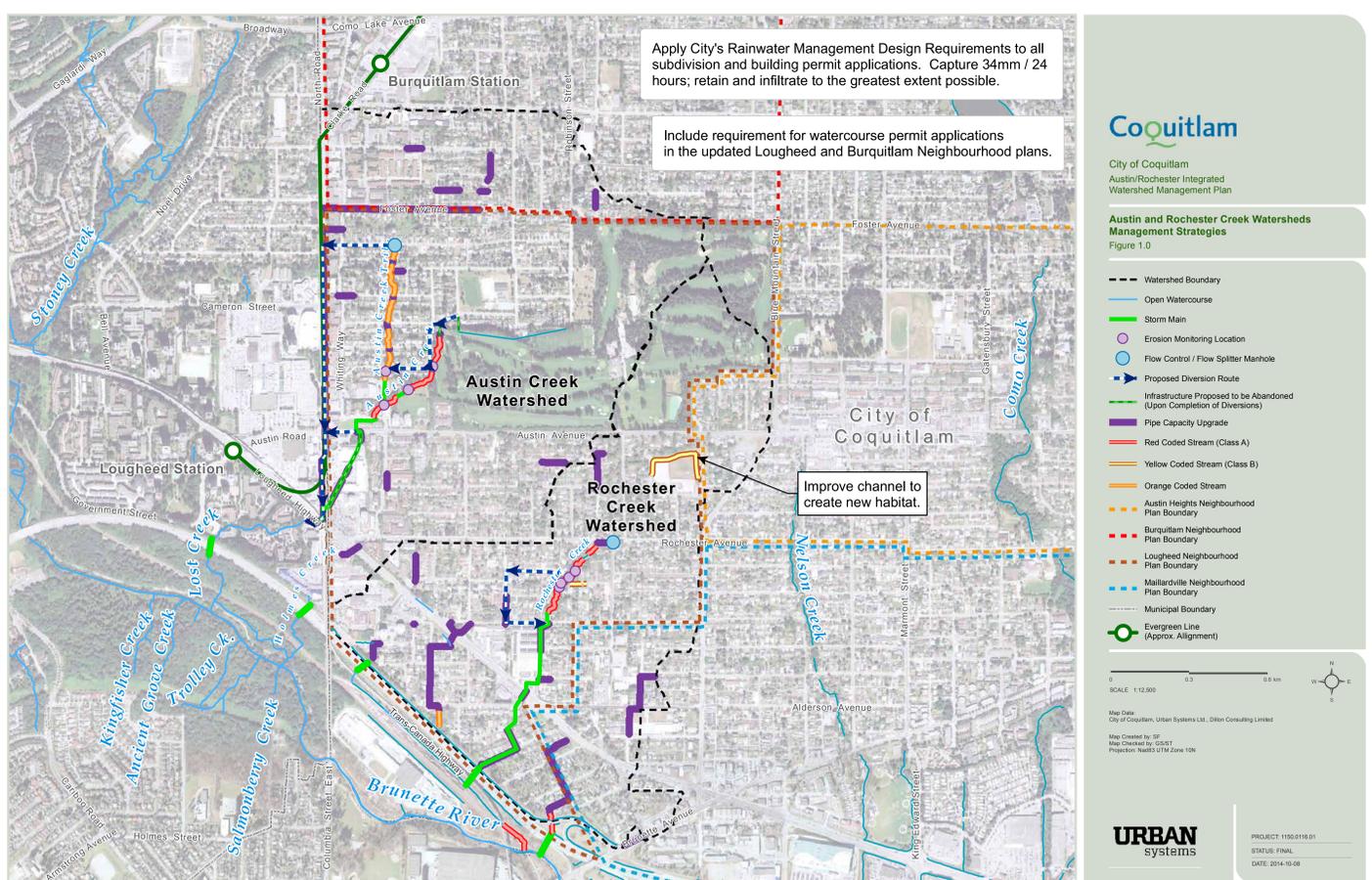


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Storm Water Management

Austin and Rochester Intergrated Watershed Management Plan (IWMP)

The Austin and Rochester creeks watersheds are typically both small, developed drainage areas. Their creeks are largely underground with small sections remaining open. These creeks have good water quality and provide vital food and nutrients to fish and aquatic life downstream in the Brunette River.



Proposed Management Strategies

- ◆ Upgrade the existing drainage system to replace ageing pipes and increase capacity.
- ◆ Monitor creeks for flow and erosion to protect sensitive open channel creek sections.
- ◆ Require new development to implement the City's Rainwater Management Policy to help maintain water quality and flows in the creeks.
- ◆ Consider watercourse development permit areas as part of the Lougheed-Burquitlam Neighbourhood Plan.
- ◆ Improve riparian and instream habitat.
- ◆ Conduct environmental monitoring to track watershed health changes.

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Transportation

The BLNP will identify opportunities for greater connectivity with new streets and walking connections and encourage greater transportation choice through well-designed streets.

Transportation Network - Streets



SkyTrain



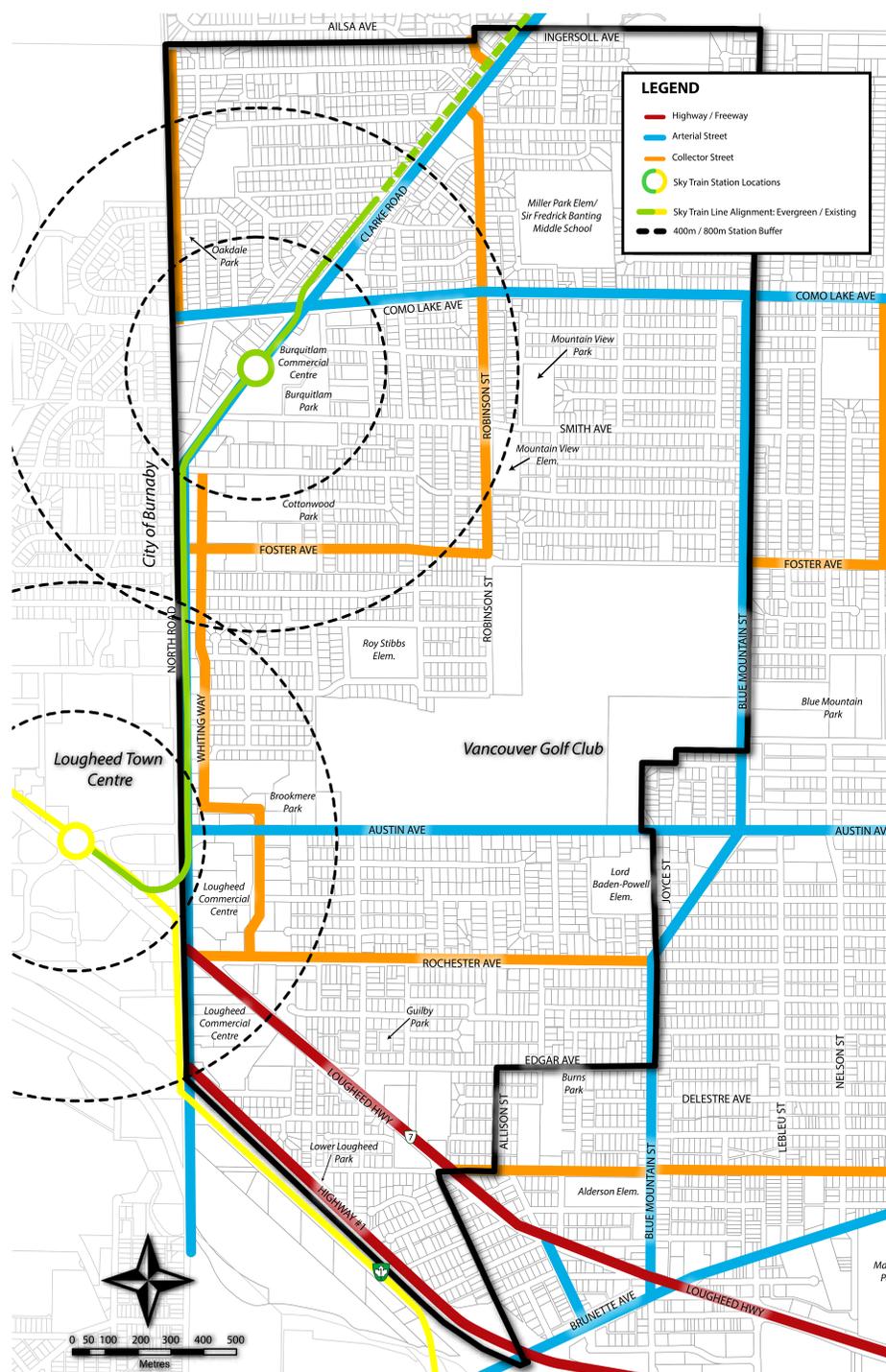
Transit



Parking Management



New local streets with new development



Early Ideas and Plan Directions

- ◆ Establish new streets to provide more connections.
- ◆ Create a grid network with shorter blocks.
- ◆ Provide for improved access to SkyTrain stations.
- ◆ Implement parking management strategies.

What do you think?

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Transportation

A sustainable community allows people to have transportation choices. Transit-oriented development areas promote walking, cycling, and transit and connect people to the larger region.

Transportation Network - Walking and Greenways



Greenways



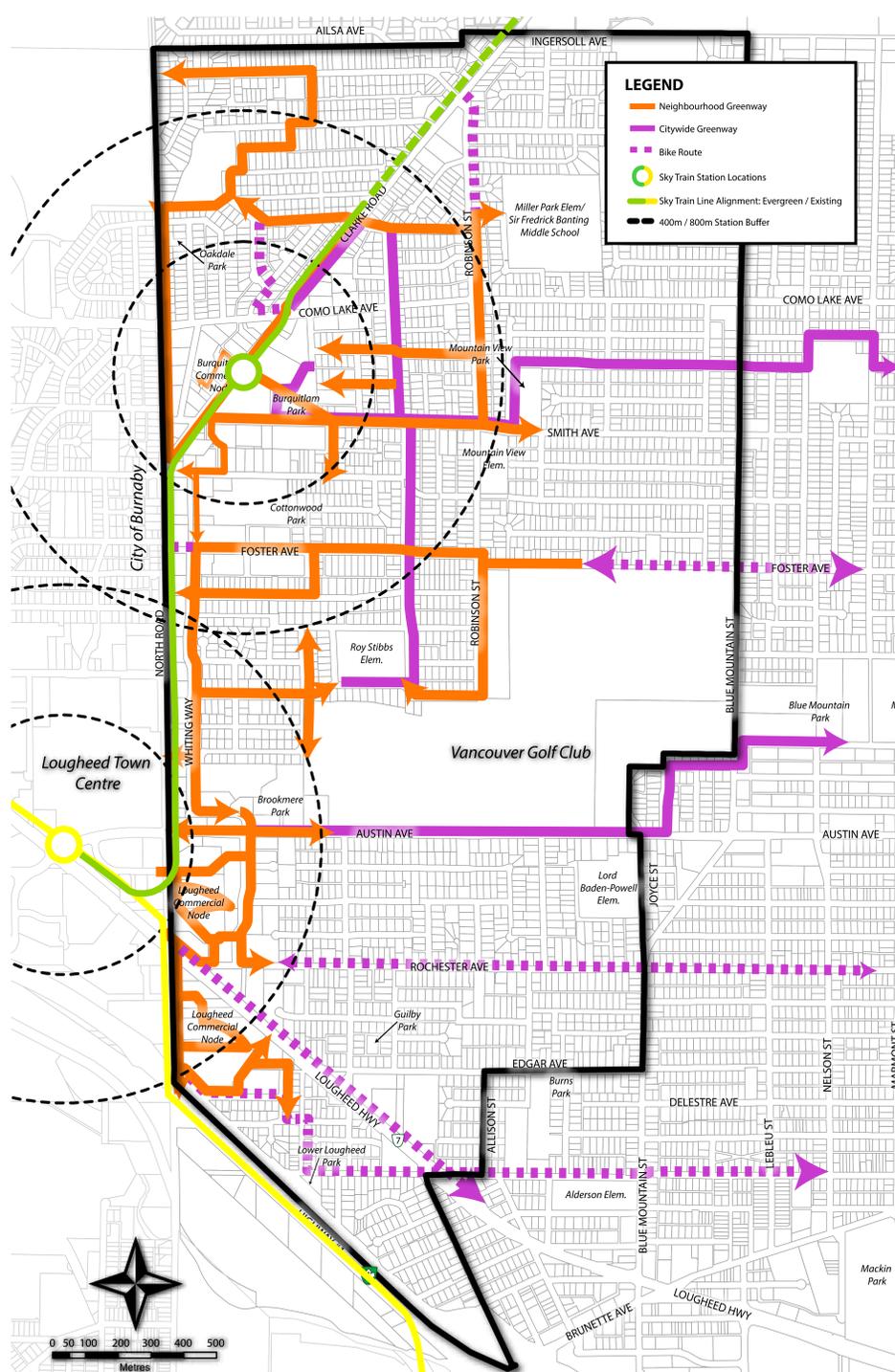
Walking



Cycling



New sidewalks



Early Ideas and Plan Directions

- ◆ Establish new connections.
- ◆ Improve sidewalks, greenways and cycle paths.
- ◆ Improve walking and cycling access to SkyTrain stations.



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Points to Ponder

What are some of your challenges in moving around your neighbourhood today?

How can more people be attracted to walking, cycling, and transit in the neighbourhood?

What is one thing you would like to improve for transportation in the neighbourhood?

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North Road Enhancements

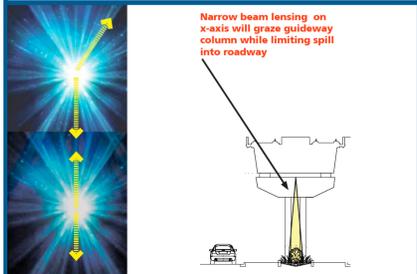
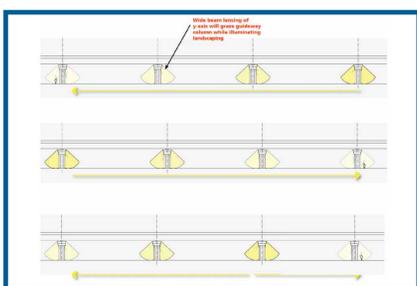
Corridor Theme: The North Star

- ◆ Road orientation is due North
- ◆ Constructed in 1859 by the Royal Engineers to connect New Westminster to Burrard Inlet
- ◆ Association with navigation, travel and movement



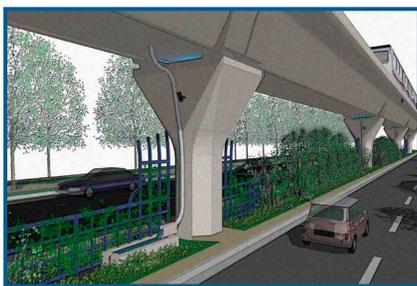
Gateway features

Potential intersection realignment by Burnaby.



Guideway lighting - illuminates landscaping for aesthetic purposes.

Future boulevard improvements by development. Insufficient street right-of-way at this time.



Landscaped Medians



Gateway features



Landscaped curb bulge at select locations, improved crosswalks, and parking where feasible.



Opening day streetscape - focus on enhanced medians. Boulevard enhancement with future redevelopment.



Potential future concept - widened sidewalks, boulevard plantings, street furnishings and new lighting.



Potential street markers and wayfinding.



Possible future plaza areas.

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Clarke Road Enhancements

Corridor Theme: The Evolution of Travel

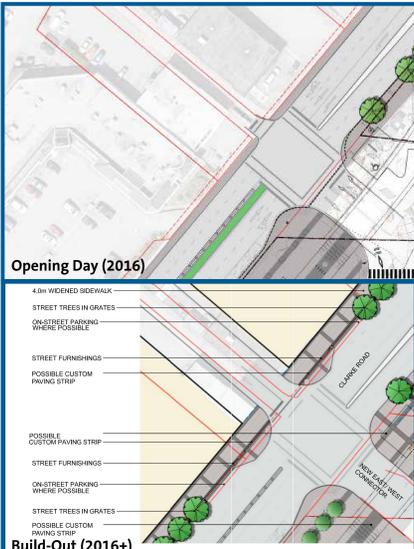
- ◆ Celebrate the various modes of travel with some continuation of navigational theme from North Road
- ◆ Originally built as a less steep route to Port Moody
- ◆ Early stagecoach route



New multi-use pathway from Como Lake Avenue to Kemsley

Explore opportunities for future community plaza and potential location for community message sign.

New right and left turn lanes (shaded).



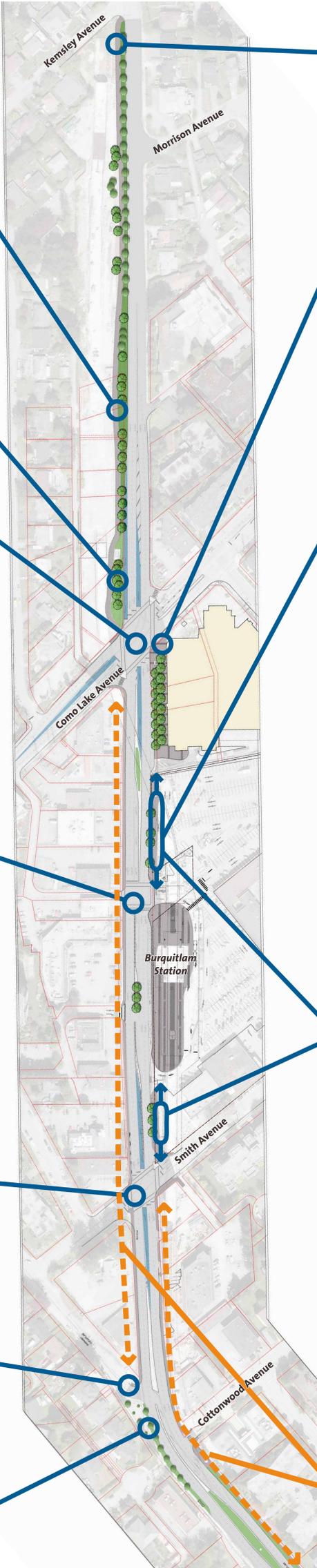
New signaled intersection with sidewalk improvements on east side for opening day, on west side with future development.

New left turn lanes (shaded).



Gateway features.

Potential intersection realignment by Burnaby.



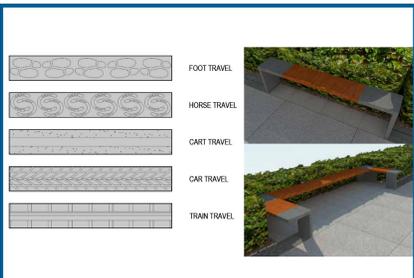
Explore opportunities for future public use of tunnel portal lands.



Gateway features.

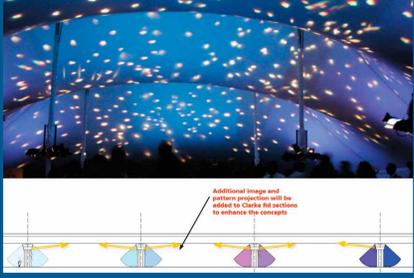


Potential future plaza.



Clarke road possible custom finishing in select locations.

Widened sidewalks/street furnishings (subject to property owner providing right-of-way).



Continuation of guideway accent lighting concept.

Future boulevard improvements by development. Insufficient street right-of-way at this time.

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Next Steps

Your input from this Open House will be used to develop options for the Burquitlam-Lougheed Neighbourhood Plan.

These options will be presented to you at the next Community Information Session – likely by mid-year.

Your Feedback is Important to Us

Thank you for reviewing the information panels—please fill out a comment form.

Take the Survey!

Tell us your priorities, concerns, and what you value most in your neighbourhood by visiting coquitlam.ca/BLNP.

Interested in email updates?

Please visit coquitlam.ca/BLNP and sign up to receive project updates via email.



Thank You!

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