

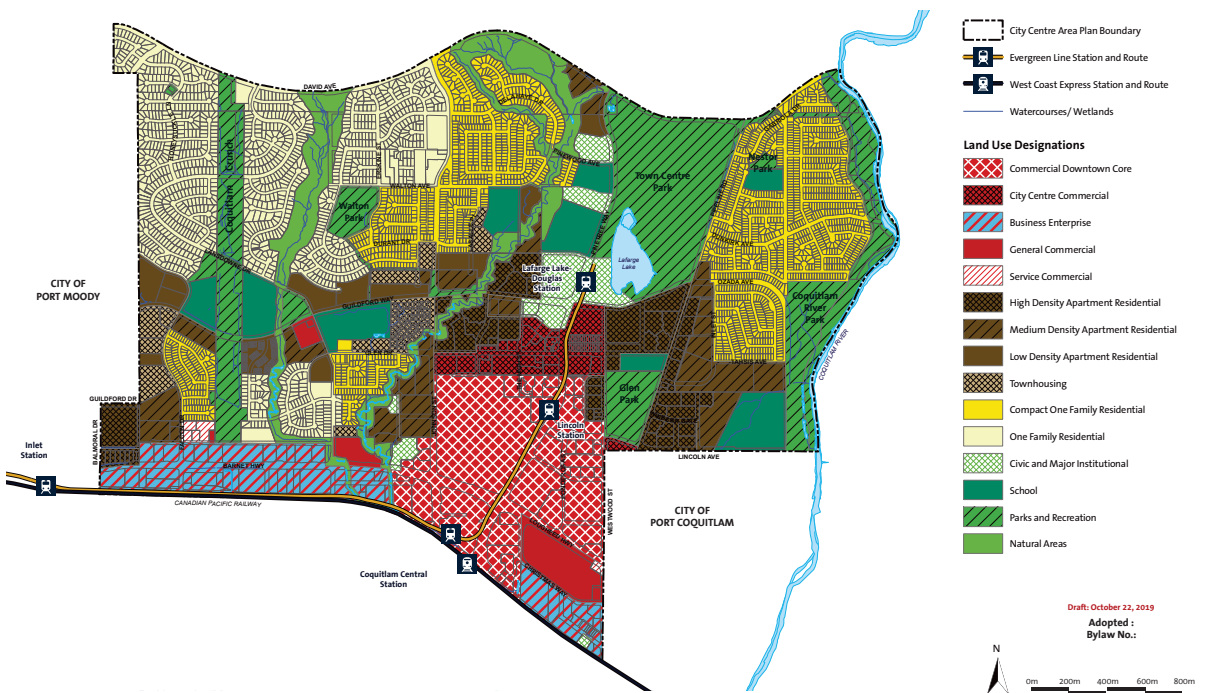


A Plan for City Centre



Draft Land Use Concept

The draft Plan provides an opportunity to continue to transform City Centre into a vibrant downtown connected to family-friendly neighbourhoods. The draft Land Use Concept illustrates how City Centre will develop over time to achieve the 5 Big Moves.



Highlights

A **Commercial Downtown Core** that includes a mix of residential towers, shops, offices, dining, entertainment and hotel/conference space.

A **variety of housing options** to accommodate families of all types and sizes.

Business Enterprise areas to accommodate light industrial and commercial businesses that require access to major roads.

General Commercial uses to meet local and regional retail needs.

A network of **new parks and open spaces** to complement existing parks (e.g., Town Centre Park and Coquitlam River Park).

New and updated **civic amenities** and a **new school site** to support a growing population.

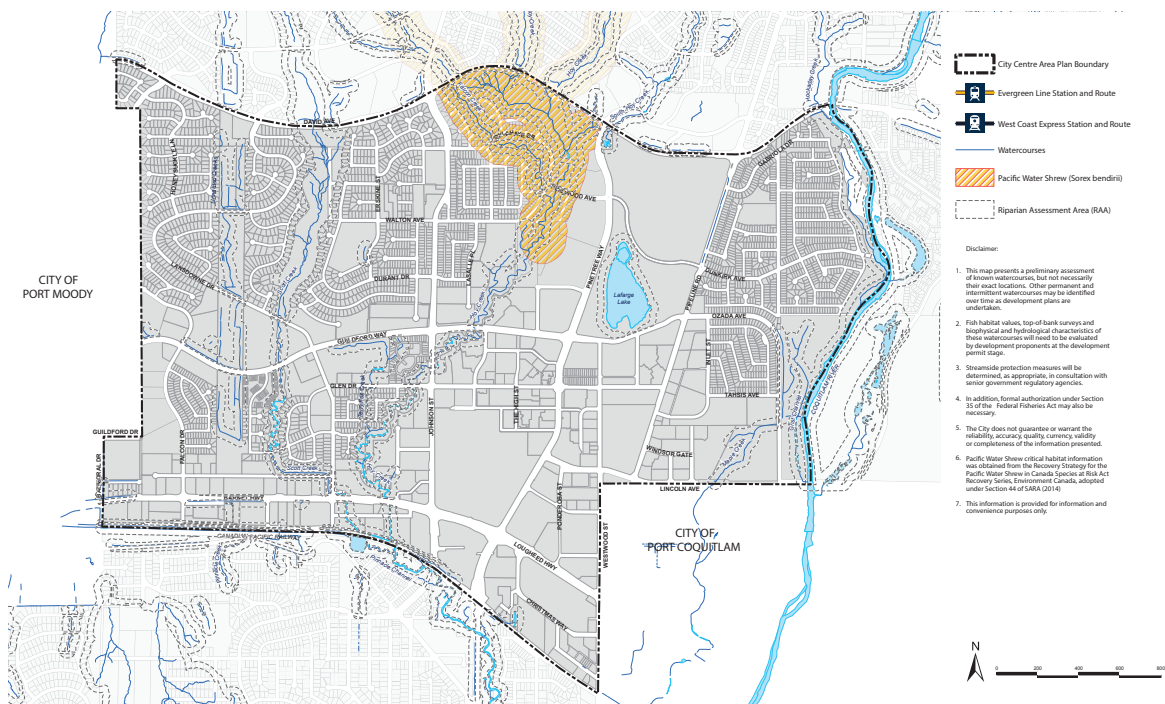


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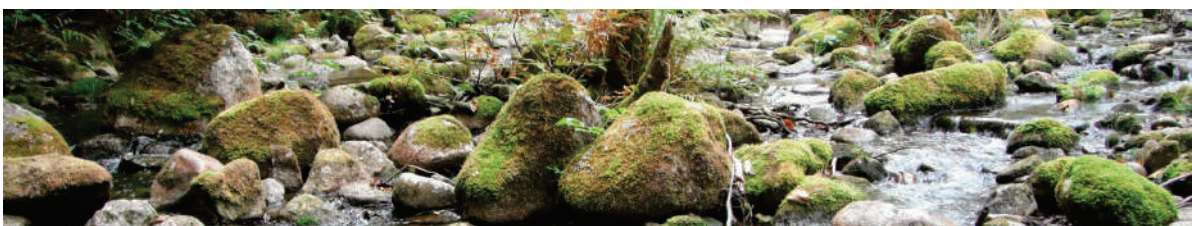


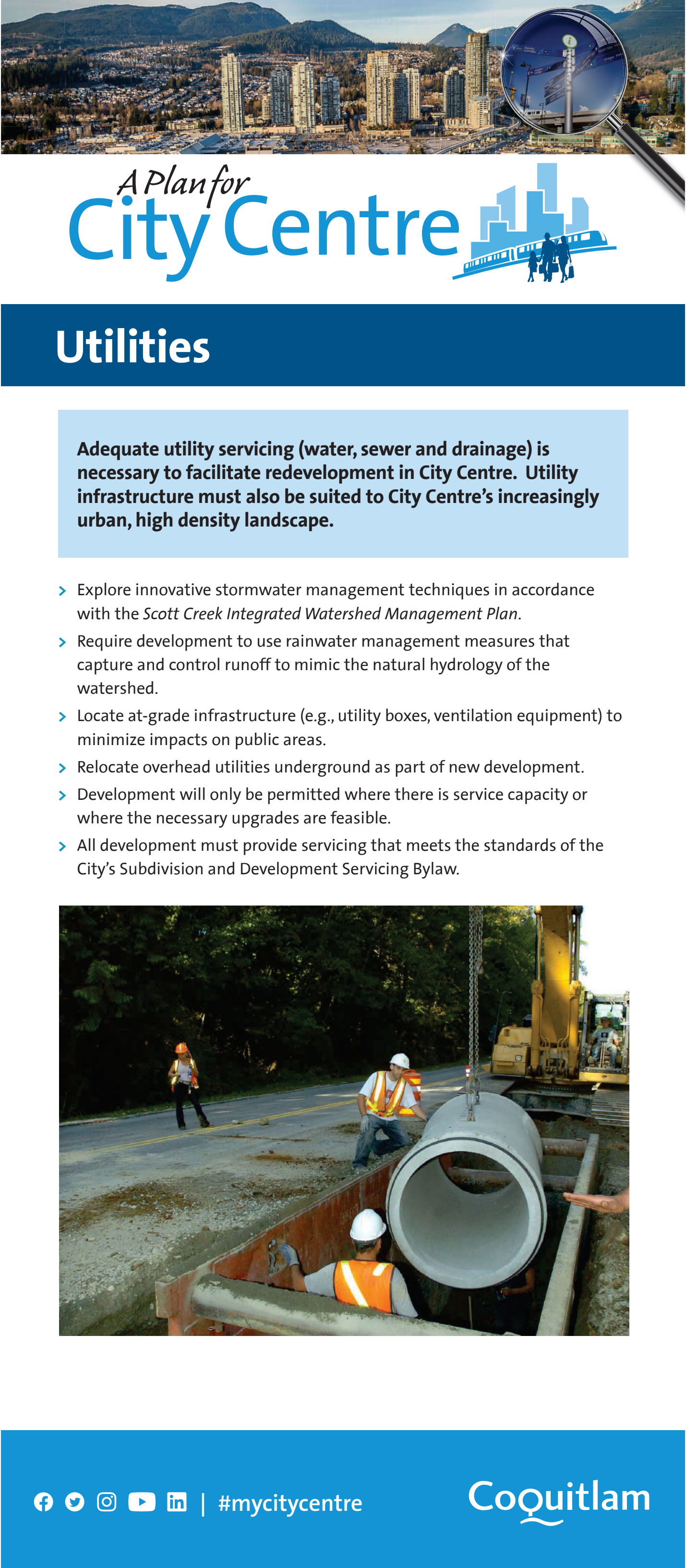
Environment

City Centre has a number of important watercourses and natural corridors that need protection from the impacts of development. However, development also provides opportunities to improve natural systems and increase efficiency.



- Require Watercourse Development Permits for all development within a Riparian Assessment Area (RAA).
- Implement improvements identified in the *Scott/Hoy Creek Integrated Watershed Management Plan* which help maintain base flows in streams, prevent erosion, improve water quality, and protect fish habitat.
- As part of development, improve adjacent natural areas and wildlife corridors.
- Promote green building design and practices which increase energy efficiency and lower greenhouse gas emissions, use sustainable building approaches and features, and incorporate alternate energy systems.
- Design infrastructure projects to preserve or rehabilitate natural areas.
- Require proper management of solid waste to minimize human-wildlife conflicts.
- Development adjacent to the Pacific Water Shrew Critical Habitat area must also comply with the federal *Species at Risk Act (SARA)*.





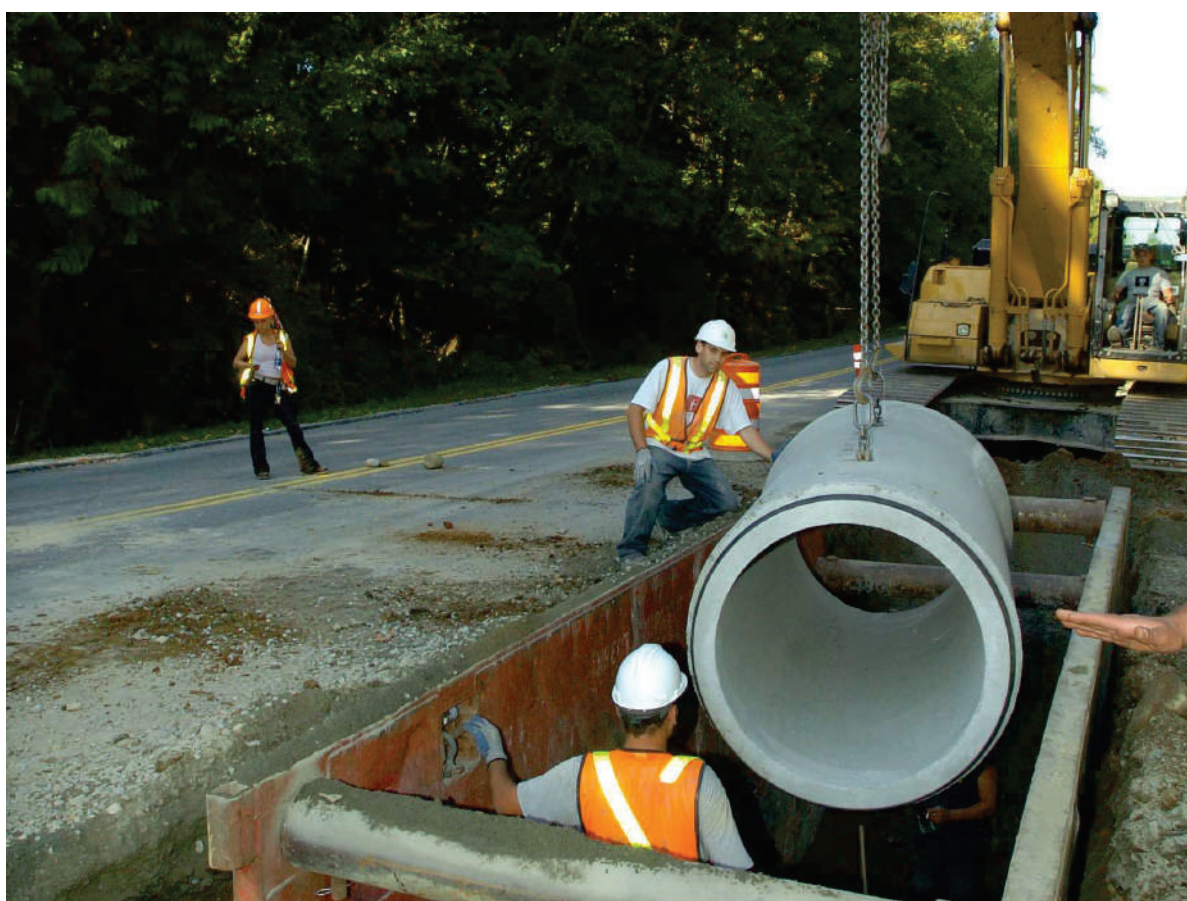
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Utilities

Adequate utility servicing (water, sewer and drainage) is necessary to facilitate redevelopment in City Centre. Utility infrastructure must also be suited to City Centre's increasingly urban, high density landscape.

- Explore innovative stormwater management techniques in accordance with the *Scott Creek Integrated Watershed Management Plan*.
- Require development to use rainwater management measures that capture and control runoff to mimic the natural hydrology of the watershed.
- Locate at-grade infrastructure (e.g., utility boxes, ventilation equipment) to minimize impacts on public areas.
- Relocate overhead utilities underground as part of new development.
- Development will only be permitted where there is service capacity or where the necessary upgrades are feasible.
- All development must provide servicing that meets the standards of the City's Subdivision and Development Servicing Bylaw.





A Plan for City Centre



Next Steps

Thank you for your input!

Your input from this Community Information Session will be used to refine the draft City Centre Area Plan.

The updated Plan will then be brought back in bylaw form to Council for consideration of adoption.

Your Feedback is Important to Us

Thank you for reviewing the information panels .

Take the Survey!

Tell us your thoughts on the draft Plan by filling out the online survey by Dec. 2, 2019 at letstalkcoquitlam.ca/ccap.

Survey respondents can choose to enter a draw to win a \$100 Visa gift card!

Get involved!

- > Sign up for email updates at coquitlam.ca/ccap
- > Engage with this project by visiting letstalkcoquitlam.ca/ccap
- > Contact staff for additional comments or questions at ccap@coquitlam.ca or 604-927-3430

