

# Welcome

## Northwest Burke Vision

### Planning for the Future

Coquitlam is one of the fastest growing cities in the Lower Mainland and is expected to grow by 90,000 to 100,000 new residents over the next 30 years; approximately 35,000 of these new residents are expected to reside on Burke Mountain.

To help guide this growth the City is preparing the Northwest Burke Vision (NBV), as a comprehensive approach to land use and infrastructure planning in the upper area of Burke Mountain.

*We want to hear from you!*



### Location

The Vision Area is approximately 400 hectares in size and is located directly north of the Upper Hyde Creek, Smiling Creek, and Partington Creek Neighbourhoods and south of Pinecone Burke Provincial Park. The area also includes the Riverwalk lands adjacent to the Coquitlam River, and the nearby gravel extraction area along Pipeline Road.

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# The Vision

## What is a Vision?

The Northwest Burke Vision is a high-level policy document to guide and coordinate the planning of family friendly neighbourhoods, natural areas, playgrounds and parks for the next 30 years and beyond in this area of Burke Mountain, and will be implemented through the Official Community Plan and neighbourhood plans.

## What will the Vision do?

- Set out neighbourhood planning principles and land use overlays to guide the provision of:
  - » Housing
  - » Commercial development
  - » Civic facilities/schools
  - » Parks/natural areas
  - » Transportation/access
  - » Pedestrian connectivity
  - » Utilities
  - » Place-making
  - » Wildfire risk and mitigation
- Provide a framework to facilitate land owner cooperation to implement the Vision.
- Establish a phasing plan to guide the timing and requirements of neighbourhood-level planning.
- Provide direction for infrastructure and capital planning.



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# Planning Process

The Northwest Burke Vision is being developed over three phases, and we are currently in **Phase 2**.



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# Public Consultation

Developing the Northwest Burke Vision involves in-depth consultation with the community, and it's important that as many people as possible get involved.

## Community Involvement



## Your feedback is important to us

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

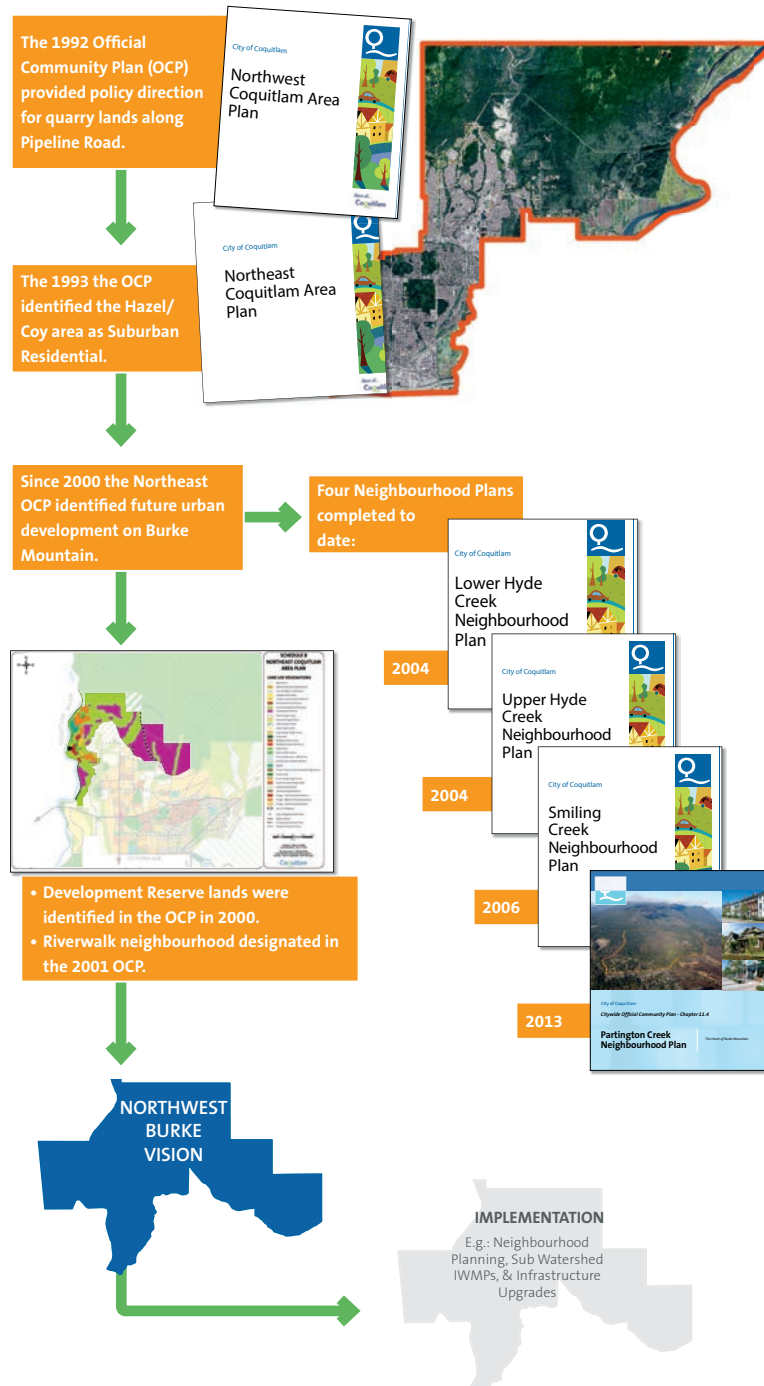
Staff are available to answer your questions!



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# Building on Past Plans

Since the 1990s, Burke Mountain has been identified for urban population growth. The Northwest Burke Vision represents the next step in planned growth in this area of Coquitlam.



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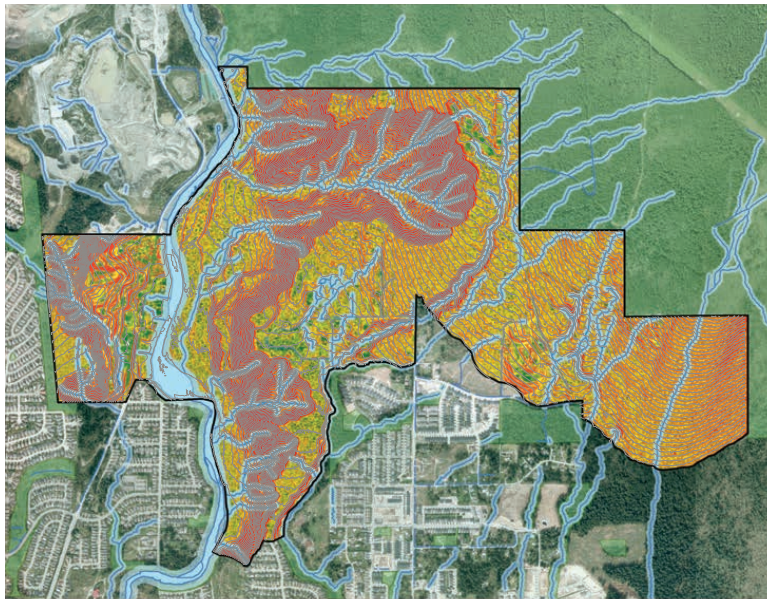
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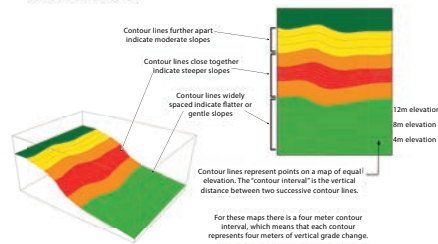
# Site Conditions

## Steep Slopes

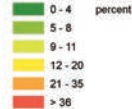
A defining feature of the Vision Area is steep terrain. Some areas are undevelopable due to either being too steep for development or at risk of debris flows.



### CONTOURS EXPLAINED



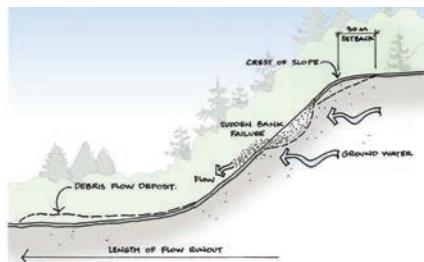
### SLOPE CLASSIFICATION



- AREA PARKS
- Watercourse with SPEA
- Coquitlam River with SPEA

CONTOUR INTERVAL = 4M

## Debris Flows



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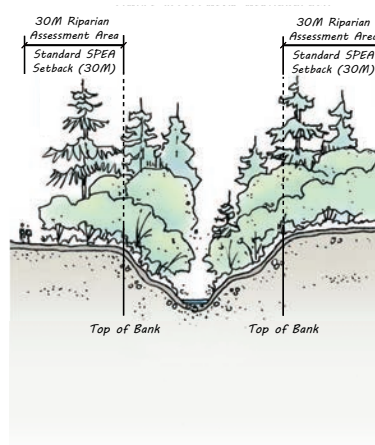
# Site Conditions

## Rivers, Streams & Riparian Areas

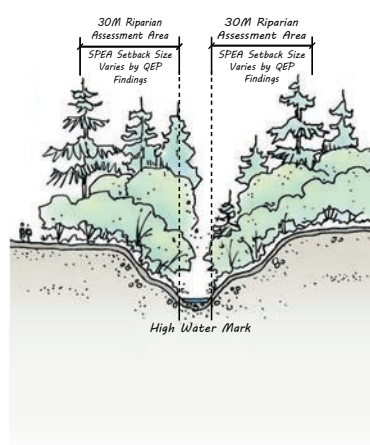
Watercourses and adjacent lands are protected by federal, provincial and municipal regulations. Professional environmental assessments will need to be conducted for any development within 30 metres of a watercourse, and measures will be implemented to protect and enhance these riparian areas.

There are two stream assessment methods for the determination of Streamside Protection and Enhancement Areas (SPEAs):

### Simple Assessment Method



### Detailed Assessment Method



Regulations that protect riparian areas focus on features, functions and conditions that are vital for maintaining stream health and productivity, including:

- Areas for stream channel migration
- Vegetative cover to help moderate water temperature
- Food, nutrients and organic matter to the stream
- Stream bank stabilization

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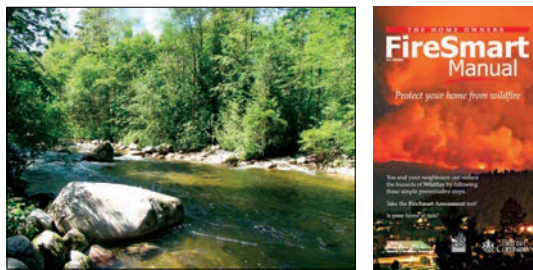
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# Site Conditions

## Forested Area and Wildfire Risk

The City of Coquitlam **Interface Wildfire Mitigation Strategy** is in place to reduce urban wildland interface fire risks and ensure new neighbourhoods that border forested areas follow “FireSmart” principles for building materials and neighbourhood design. The majority of the Vision Area is forested and the level of wildfire risk is dependent upon many factors, including steepness of the terrain and the type of vegetation.



## Wildlife & Species at Risk

Presently no records of occurrence for species at risk have been reported in the Vision Area. However, as part of the detailed site analysis, and planned field-based assessments, environmental professionals will assist the City to:

- Identify and report species at risk found, and;
- Provide guidance on effective protection measures to protect wildlife.



Riparian areas are identified as potential wildlife corridors to Pinecone Burke Provincial Park. As a **Bear Aware** community, the City strives to avoid human-wildlife conflicts in its neighbourhoods areas.

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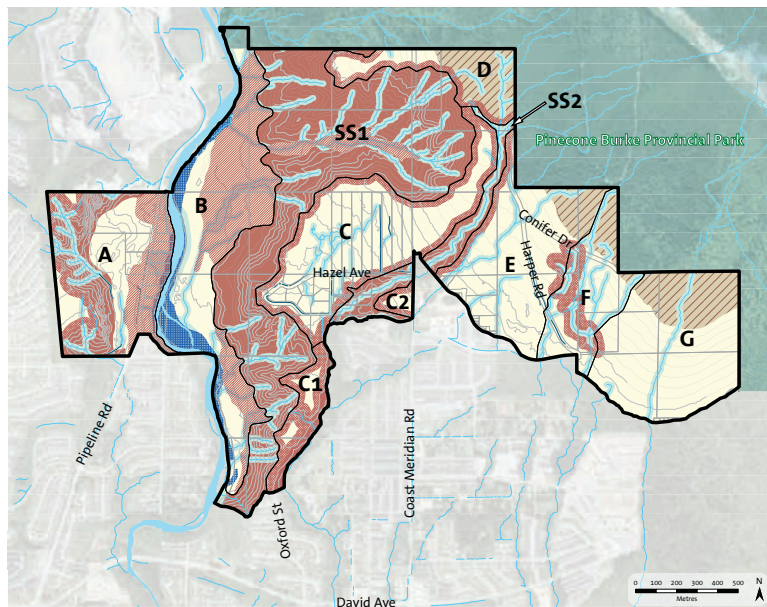


# Constraints and Opportunities

In Phase 1 the physical and environmental conditions of the Vision Area were reviewed, including:

- Forested and Vegetation Areas
- Rivers, Streams, and Riparian Areas
- Steep and Unstable Slopes
- Wildlife and Species at Risk

Based on this review, the resulting opportunities and constraints area map below was prepared and provided the foundation for the land use, road and trail networks and utility servicing work that was completed as part of Phase 2.



## Legend

	Steep and Unstable Slopes		Watercourse with SPEA
	Setback from Crest of Slope		Coquitlam River with SPEA
	Debris Runout Area		Potential Non-Constrained Lands
	Coquitlam River Floodplain		Water Service Constraint - (320-m elevation and above)

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# Land Use

## Range of Developable Area

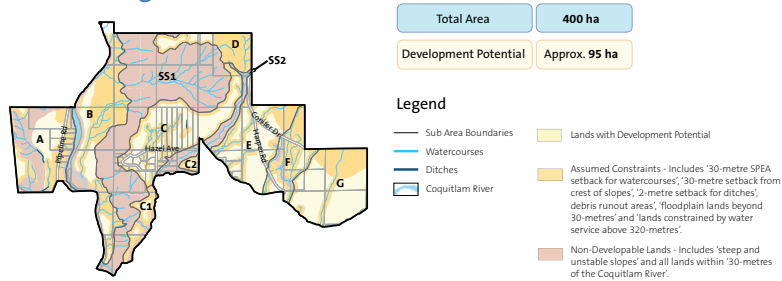
There are a number of physical and environmental variables that define the Vision Area's development potential, including:

- Steep and unstable slopes
- Watercourse setbacks (Streamside Protection & Enhancement Areas)
- The Coquitlam River flood plain
- Serviceability (water, sanitary sewer, and roads)

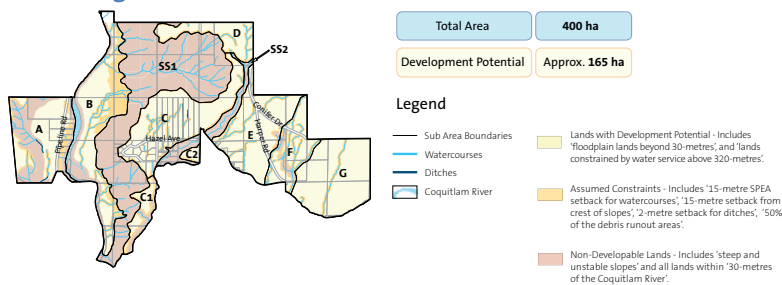
### Development Potential Ranges

A range of potentially developable areas, using these variables and differing assumptions related to properties, setbacks and serviceability, have been explored. (Actual areas will be determined through detailed geotechnical and hydrological analysis; see Legends below for differing assumptions)

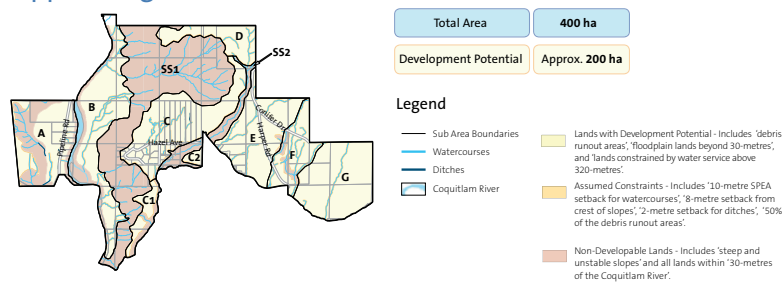
#### Lower Range



#### Mid Range



#### Upper Range



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# Land Use

## Anticipated Developable Area

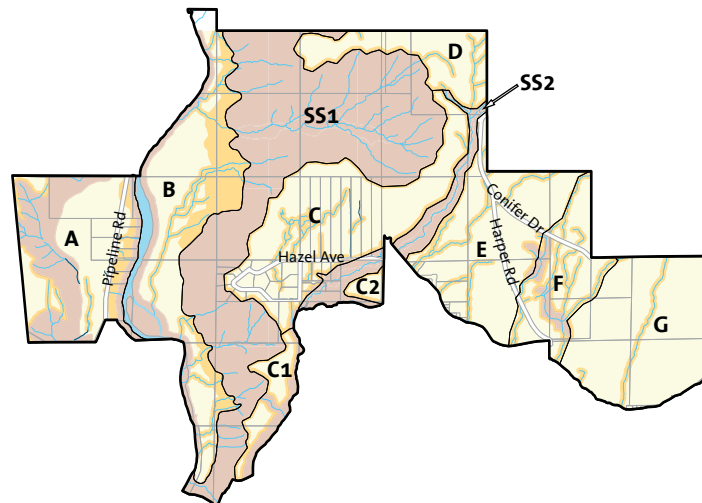
Based on historical development patterns of the existing neighbourhoods to the south, it is anticipated that the Vision area's development potential will be closer to the **Mid-Range** of 165 hectares with about **235 hectares** to remain in a natural state.

### Mid-Range Developable Area

Total Area: Approx. 400 ha

Development Potential  
Approx. 165 ha

Natural Areas: Approx. 235 ha



#### Legend

- Sub Area Boundaries
- Watercourses
- Ditches
- Coquitlam River
- Lands with Development Potential - Includes 'floodplain lands beyond 30-metres', and 'lands constrained by water service above 320-metres'.
- Assumed Constraints - Includes '15-metre SPEA setback for watercourses', '15-metre setback from crest of slopes', '2-metre setback for ditches', '50% of the debris runoff areas'.
- Non-Developable Lands - Includes 'steep and unstable slopes' and all lands within '30-metres of the Coquitlam River'.

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# Land Use

## Residential

Through the preparation of the Vision, the City is planning for pockets of family-friendly neighbourhoods that offer a mix of housing.

### Housing Types Built To Date

To date, **55%** of the residential development on Burke Mountain has been single family houses, with the remaining **45%** of residential development comprising of townhouses.

#### Burke Mountain Existing Housing Mix



55% Single Family



45% Townhouse

### Housing Market Analysis

Over the next 30 years the demand for townhouses is anticipated to increase to up to **70%**, with single family homes accounting for **30%** of new housing. This in part due to townhouses being a more affordable alternative to single family houses.

#### Housing Market Analysis



30% Single Family



70% Townhouse

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# Land Use

## Population and Housing

To understand how many people and housing units the Vision Area might have in the future, several land use scenarios were developed. These scenarios explored a mix of housing types (i.e., single family and townhouses) and were applied to the Lower, Mid, and Upper Ranges of developable area.

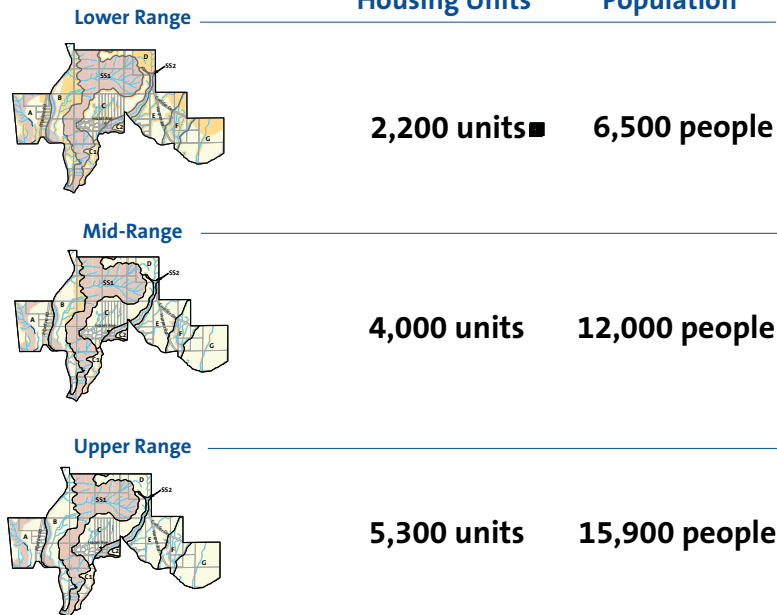
### Range of Developable Area



Housing Units



Population



### Anticipated Population and Housing Unit Numbers

Based on the physical, topographic and environmental conditions of the area combined with an increasing demand for townhouses, it is anticipated that the long term population and number of housing units will be close to the **Mid-Range**:

**Mid-Range Estimate**



**4,000 housing units**



**12,000 people**

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# Land Use

## Commercial

### Existing Nearby Commercial

- Meridian Crossing located at 3380 David Avenue.
- Meridian Corner located at 1315 Coast Meridian Road.

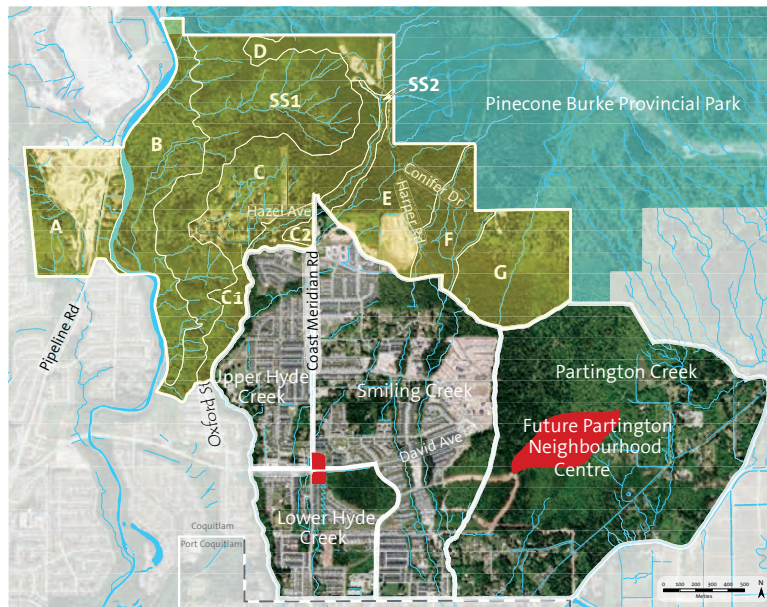
### Partington Creek Neighbourhood Centre

Planning is underway for a Neighbourhood Centre in the Partington Creek neighbourhood, which will serve as the commercial and recreational hub for the entire Northeast.

### Future Commercial Development

Local serving commercial has been considered but will be dependent on:

- The size of the future population
- The shopping pattern of residents
- The northerly and peripheral location of the area



**Legend**

- Watercourses
- Commercial Areas

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# Land Use

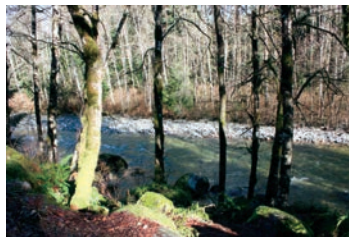
## *Natural Areas and Parks*

### Natural Areas

Approximately **235** hectares of land is being considered to remain in a natural state, including:

- Wetlands
- Watercourses
- Flood plains
- Forested/steep sloped areas

The exact amount and location will vary and it is dependent on many factors, but natural areas will be a defining characteristic for the Vision Area.



### Parks

- Neighbourhood parks will ideally be within a 10-minute walking distance from homes
- Given the topographic and landscape constraints, park planning will need to:
  - » Share land with other users/uses.
  - » Work with developers for contributions to the development of public park spaces.
  - » Embed park and recreational elements within neighbourhoods.



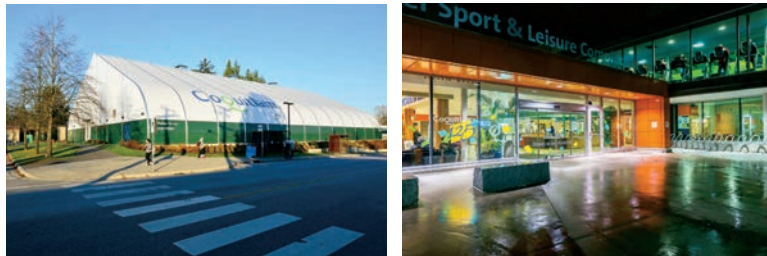
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# Land Use

## Facilities & Schools

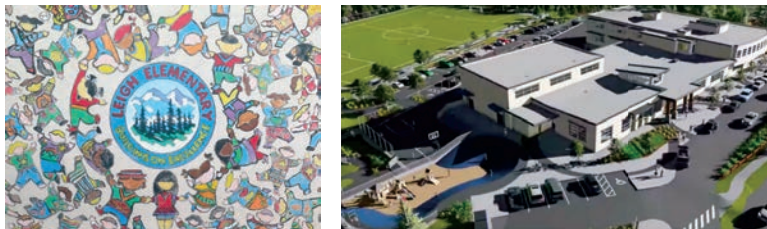
### Civic Facilities

To assess the need for future civic facilities the City will be looking at the recreational services needs for all of Northeast Coquitlam through the *Northeast Recreational Strategy*. The potential for civic facilities in the Vision Area would be considered within that strategy.



### School Space

A future school is currently planned for the Riverwalk area. Based on the future population estimates (12,000 residents) early discussions on additional school space needs will be held with School District No. 43.



### Your feedback is important to us

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Staff are available to answer your questions!



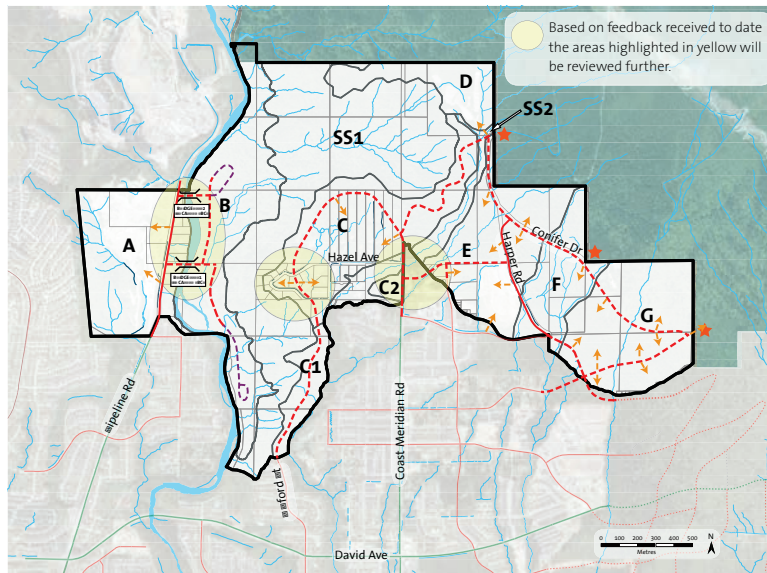
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# Conceptual Road Network

## Design Principles

- Multiple route options where possible to support emergency response access.
- Convenient access to the future Partington Creek Neighbourhood Centre and other destinations outside of Burke Mountain.
- Improved access to Pinecone Burke Provincial Park for residents and tourists.
- Develop road grades and alignments consistent with City design criteria and bylaws.
- Minimize the number of watercourse crossings.
- Avoid disruptive alignments (e.g., large 'cut & fills').
- Provide manageable grades for walking and cycling.



Disclaimers: The actual location of roads and connections will be determined through the land development process. The classification for Highland Drive east of Coast Meridian Road is currently under review.

## Legend

### ROAD CLASSIFICATIONS

#### Inside the NBV Area

- Northwest Burke Vision Area
- Existing Collector
- Conceptual Collector
- Optional Conceptual Connection
- Conceptual Local Connections
- Potential Bridge Option

#### Outside the NBV Area

- Existing Arterial
- Approved Arterial (as per CWOCP)
- Existing Collector
- Approved Collector (as per CWOCP)
- ★ Potential Primary Park Entry - Pedestrian and Potential Vehicle Access

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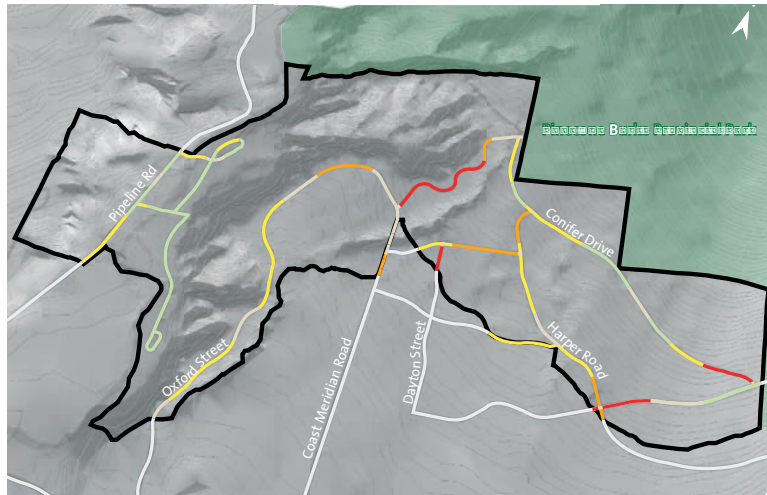
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# Road Grades

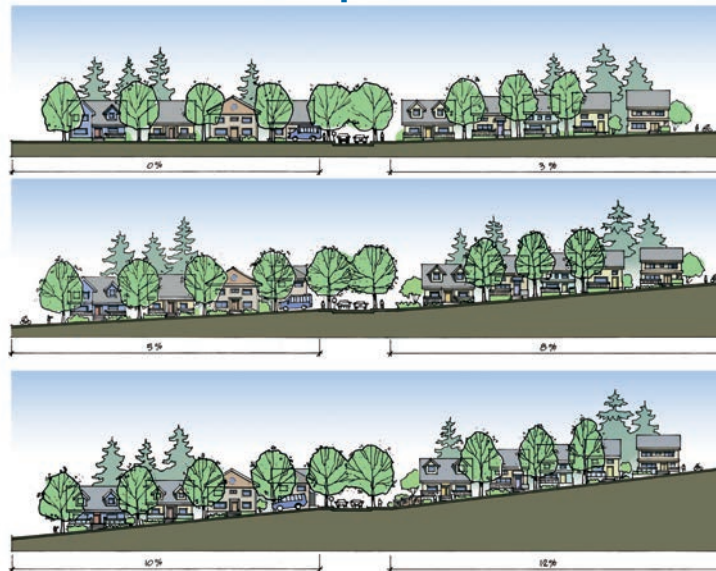
The area represents some of the most challenging terrain in Coquitlam. The steep terrain is a significant challenge in planning the conceptual road network. Following City design standards roads are not to exceed a 12% grade.

## Conceptual Road Grade 3-D Visualization



GRADE 0 - 3% 3 - 5% 5 - 8% 8 - 10% 10 - 12%

## Illustrated Examples of Road Grades



SLOPE 0 - 3% 5 - 8% 10 - 12%

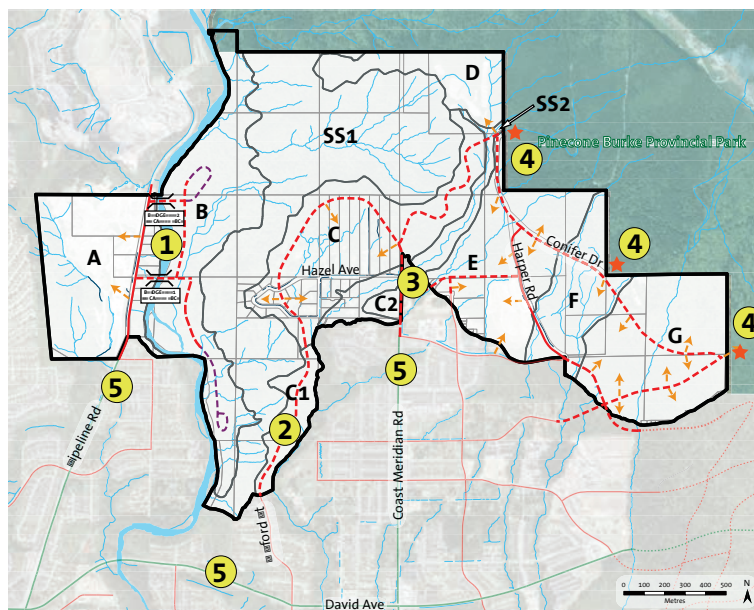
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# Conceptual Road Network

The conceptual road network will carry and distribute traffic between local roads and arterial roads. No arterial roads are anticipated at this time within the Vision Area.

## Highlights:

- 1 Two options are proposed for a bridge crossing. Only one crossing is required.
- 2 Extension of Oxford Street as identified in the Official Community Plan
- 3 Extension of Coast Meridian Road will require a bridge/culvert crossing of Hyde Creek.
- 4 Several options to access Pinecone Burke Provincial Park are proposed.
- 5 Adjacent arterials (Pipeline Road, Coast Meridian Road and David Avenue) can accommodate the additional growth.



Disclaimers: The actual location of roads and connections will be determined through the land development process. The classification for Highland Drive east of Coast Meridian Road is currently under review.

## Legend

### ROAD CLASSIFICATIONS

#### Inside the NBV Area

- North West Vision Area
- Existing Collector
- Conceptual Collector
- Optional Conceptual Connection
- Conceptual Local Connections
- Potential Bridge Option

#### Outside the NBV Area

- Existing Arterial
- Approved Arterial (as per CWOCF)
- Existing Collector
- Approved Collector (as per CWOCF)
- Potential Primary Park Entry - Pedestrian and Potential Vehicle Access

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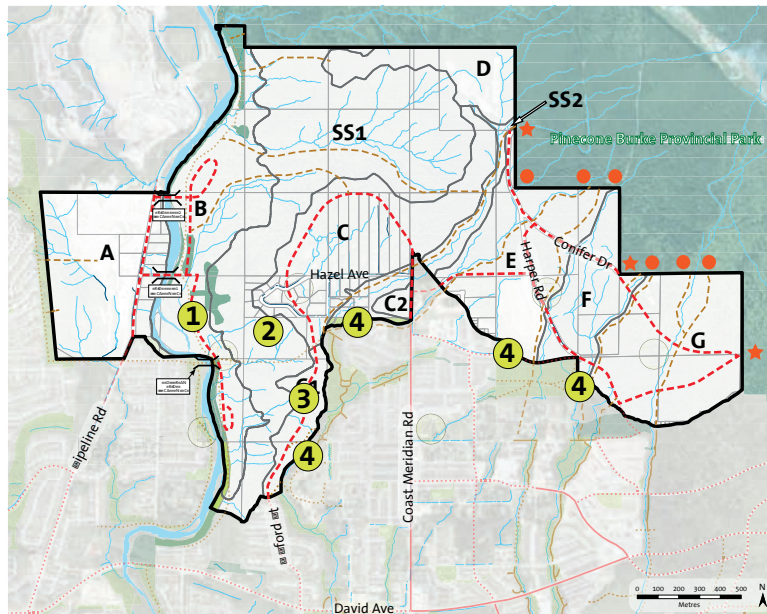
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# Conceptual Bicycle and Trail Network

As the Vision Area develops, pedestrians and bicycle facilities (i.e. sidewalks, walkways, multi-use pathways, and trails) will ensure people can safely and conveniently move through and between neighbourhoods.

## Highlights

- 1 Coquitlam River Recreation Trail system
- 2 Trails connecting Sub-Areas B & C
- 3 An extended trail along Oxford Street connecting to Pinecone Burke Provincial Park
- 4 Trails connections to the Upper Hyde Creek, Smiling Creek, and the Partington Creek neighbourhoods located south
- 5 Potential trail connections to Pinecone Burke Provincial Park



Disclaimer: Trails and bicycle routes identified as proposed are conceptual and will require additional analysis at the Neighbourhood Plan and OWOCP amendment stage to determine their feasibility.

### Legend

- |                                 |   |
|---------------------------------|---|
| ----- Conceptual Bicycle Routes | ★ Conceptual Primary Park Entry - Pedestrian and Potential Vehicle Access |
| ----- Conceptual Trails         | ● Conceptual Pedestrian Park Entry  |
| ----- Approved Trails           |   |

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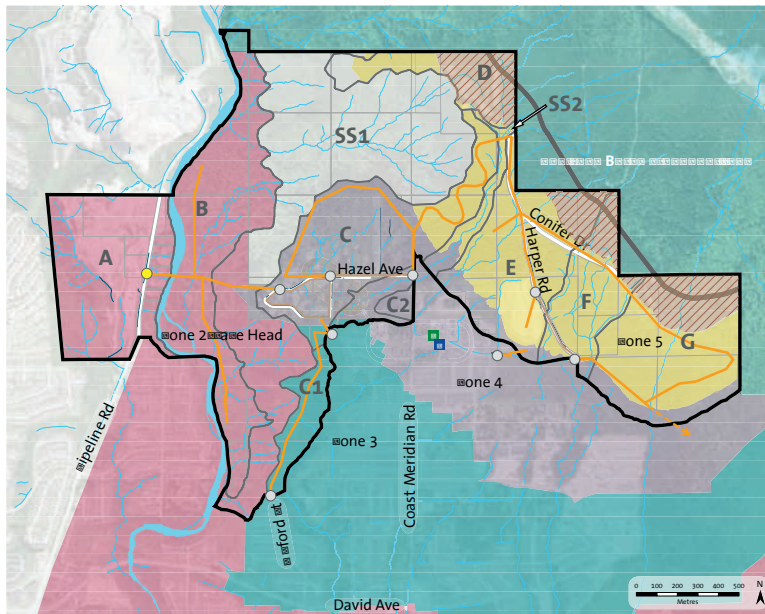
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# Water Servicing

## Highlights:

- There are four water pressure zones in the Vision Area. Currently Pressure Zone 2 (Sub Areas A&B) is serviceable by water. The City's water strategy servicing does not envision providing water service above the 320 metre contour line at this time.
- Further study is underway to determine the feasibility of providing water service above 320 metres elevation.
- A new water reservoir will be required to service Water Pressure Zones 4 and 5.
- Water service pipes will be required to cross Hyde Creek via a utility bridge to service Sub Area C1.



## Legend

Northwest Burke Vision Area	<b>WATER INFRASTRUCTURE</b>
Sub Area Boundaries	Proposed Watermain
Watercourses	Existing Watermain
Ditches	Potential Location of Zone 5 Reservoir (at approximately 350-m elevation)
Coquitlam River	Harper Reservoir
<b>FUTURE WATER SYSTEM PRESSURE ZONES</b>	Harper Pump Station
Zone 2 / Lake Head	Future Supply Point
Zone 3	Connection to Existing System
Zone 4	Pressure Reducing Valve
Zone 5	Utility Bridge Crossing

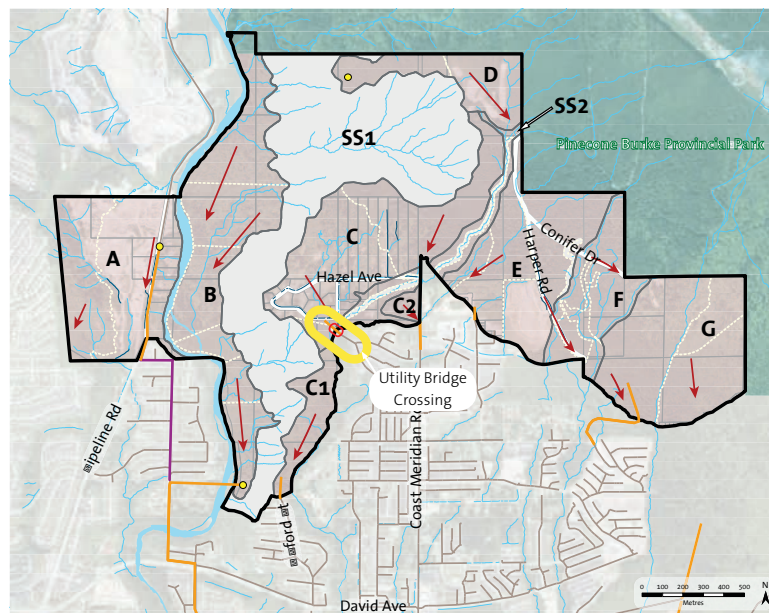
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# Sanitary Sewer

There is currently no existing sanitary sewer infrastructure in the Vision Area. The existing sanitary sewer system ends at the southern boundary of the Vision Area near Coast Meridian and Pipeline Road.

## Highlights

- The majority of the current sanitary sewer system can accommodate additional flows.
- Future capacity upgrades will be required to service Sub Areas A & B.
- Sanitary sewer pipes will be required to cross Hyde Creek via a utility bridge.



Legend	
Northwest Burke Vision Area	Future Sewer Main
Sub Area Boundaries	Future Capacity Upgrade Required
Watercourses	Existing Sanitary Sewer
Ditches	Trunk Sewer Alignment
Coquitlam River	Utility Bridge Crossing
Sanitary Catchment Area	Potential Local Pump
Sanitary Subcatchment	

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# Watershed and Stormwater Management

The Vision area is located within three separate *watersheds*:

- Coquitlam River
- Hyde Creek
- Partington Creek

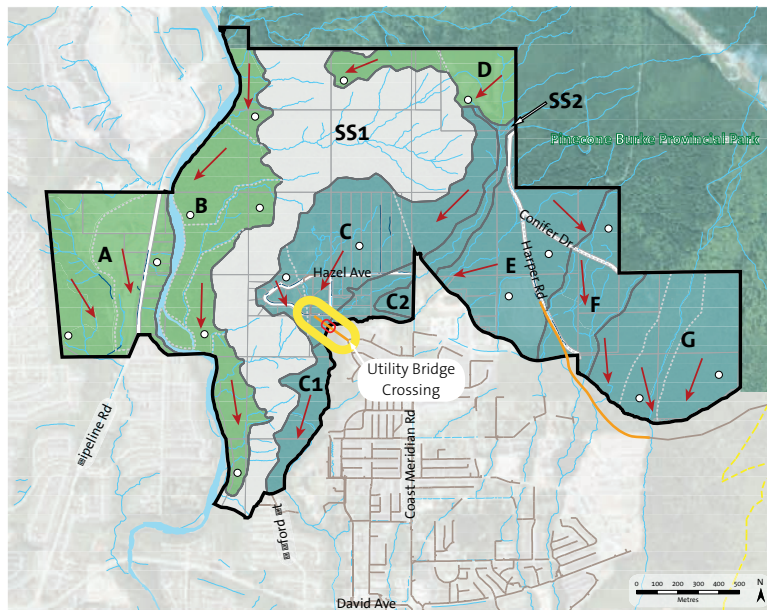
*A watershed is an area of land where all of the water drains to the same place.*

## Highlights:

- Integrated Watershed Management Plans have been completed for the Hyde Creek Watershed (2011) and the Partington Creek Watershed (2011).
- Integrated Watershed Management Plans will need to be prepared for the watersheds of the Coquitlam River.

### Integrated Watershed Management Plan

*Investigate issues related to the quality and quantity of stormwater runoff, flood protection, environmental protection of the aquatic resources, wildlife and their habitats, land use, greenway and recreation.*



### Legend

- |                             |                                  |
|-----------------------------|----------------------------------|
| Northwest Burke Vision Area | Future Sewer Main                |
| Sub Area Boundaries         | Future Capacity Upgrade Required |
| Watercourses                | Existing Sanitary Sewer          |
| Ditches                     | Trunk Sewer Alignment            |
| Coquitlam River             | Utility Bridge Crossing          |
| Sanitary Catchment Area     | Potential Local Pump             |
| Sanitary Subcatchment       |                                  |

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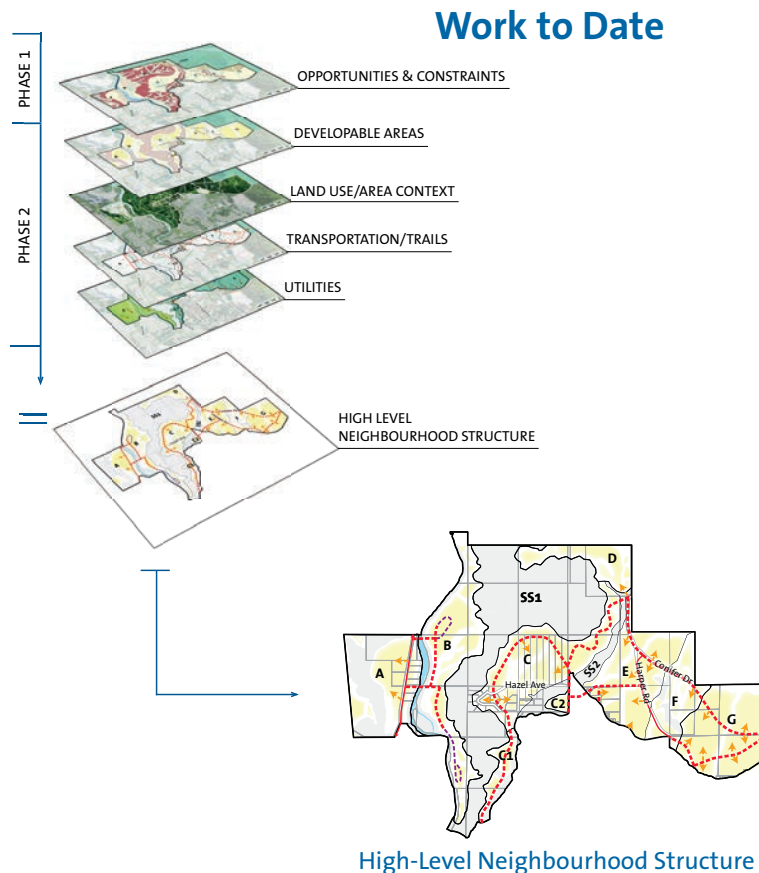
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# Next Steps

## Into Phase 3

A key outcome of the work completed to date is a high level neighbourhood structure concept, which will serve as a basis for completing the Vision work.



## Next Steps (Phase 3)

The Vision will:

- Establish general land use overlays and policy direction for considerations such as parks/natural areas, place-making, transportation, utilities, and pedestrian connectivity;
- Provide a framework to facilitate landowner cooperation to implement the NBV; and,
- Include a phasing plan to guide the preparation and timing of future neighbourhood plans, stormwater management, and development.

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# Help Shape the Vision

Information gathered to date and your input will provide important direction for:

- Discussions with School District 43 regarding future school space.
- Working with the Ministry of Environment to explore tourism opportunities and ensure trail and road connections to Pinecone Burke Provincial Park.
- Discussions with TransLink on future transit service.
- Preparing a Wildfire Risk and Mitigation Strategy.
- Undertaking a financial feasibility review to identify infrastructure and long term lifecycle costs (e.g., operation, maintenance, and replacement) and potential revenue sources.

## Your feedback is important

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

## Participate in preparing the Vision

We want to know your vision for the area and what makes this place special to you- please participate in the two exercises available at this event.

## Interested in email updates?

Please visit [coquitlam.ca/NBV](https://coquitlam.ca/NBV) and sign up to receive project updates via email.

Planning & Development Department  
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# Help Shape the Vision

## What is your vision for the area?

We want to hear your thoughts and ideas for the Northwest Burke Area as we prepare a Vision that speaks to the community.

Key themes that we have been hearing include:

- Housing
- Community
- Transportation
- Environment
- Recreation

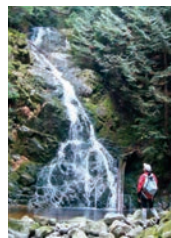
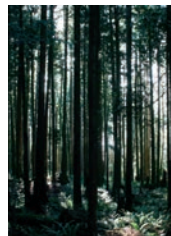
Please let us know what else needs to be considered! What have we missed?

## What makes this place special?

You know Northwest Burke the best, and we want to know the landmarks that make this area so important and special to you and your neighbours.

This might include natural features such as waterfalls, viewpoints and vistas, or historic landmarks.

Please mark your favourite places on the map to help us identify the assets of this beautiful area.



This work will be used in phase three to identify unique places, landmarks and features that should be considered and will help shape the Vision.

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