

Transportation – Context & Guiding Principles

Oakdale is bounded by Como Lake Avenue, Clarke Road and North Road, and located within walking distance to Burquitlam SkyTrain station.

New Streets & Lanes

New streets and lanes have been identified in all options to:

- › Enhance street network connectivity
- › Support walking, cycling and access to public transit
- › Improve traffic circulation
- › Support growth and mobility needs

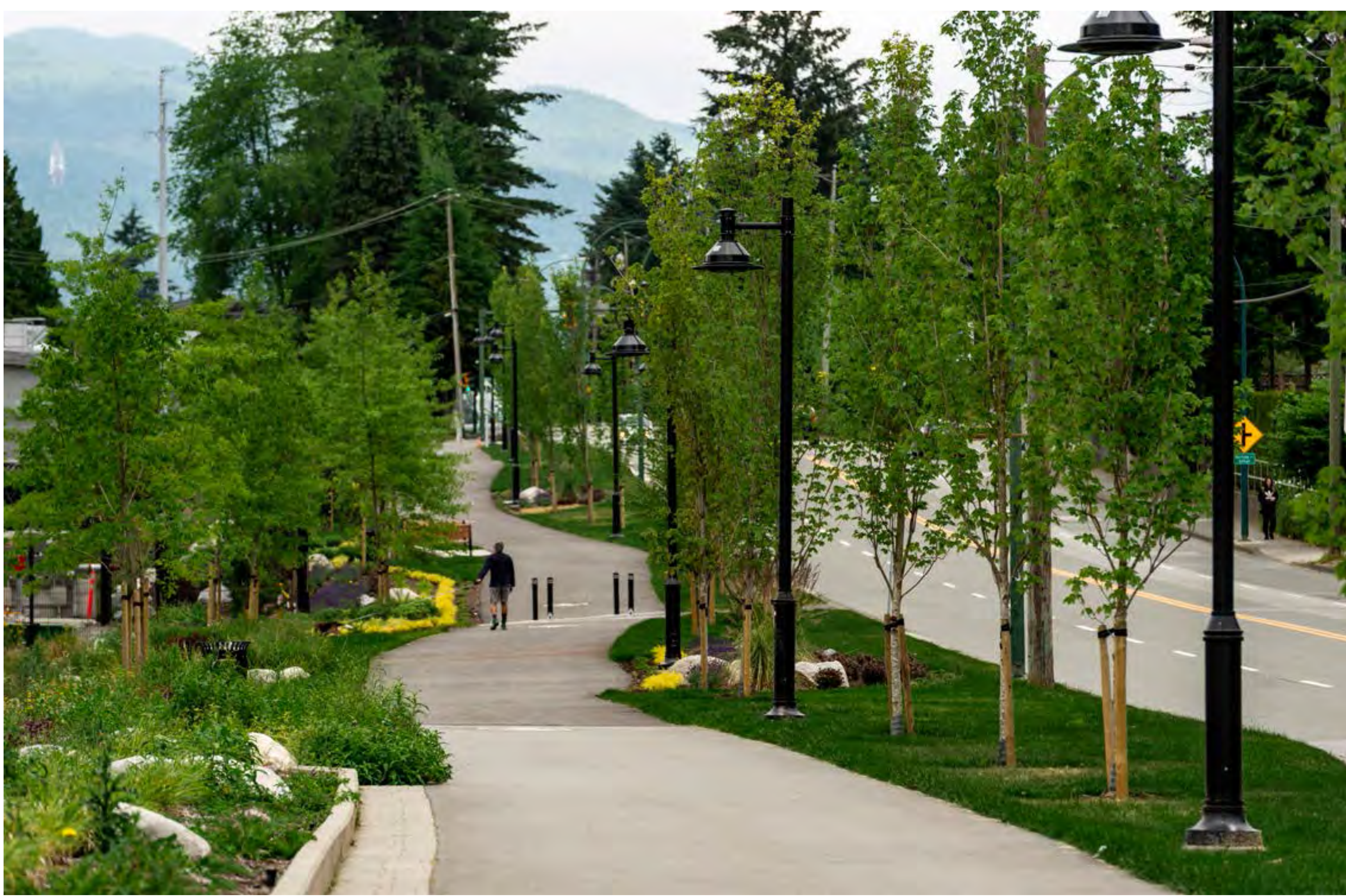
New streets and lanes are dependent on redevelopment of existing properties to higher densities (i.e., at that time, developers will be required to construct all new streets and lanes related to their property.)

Intersection changes

In addition, intersection changes will be implemented incrementally over time in all options to improve traffic safety and access.

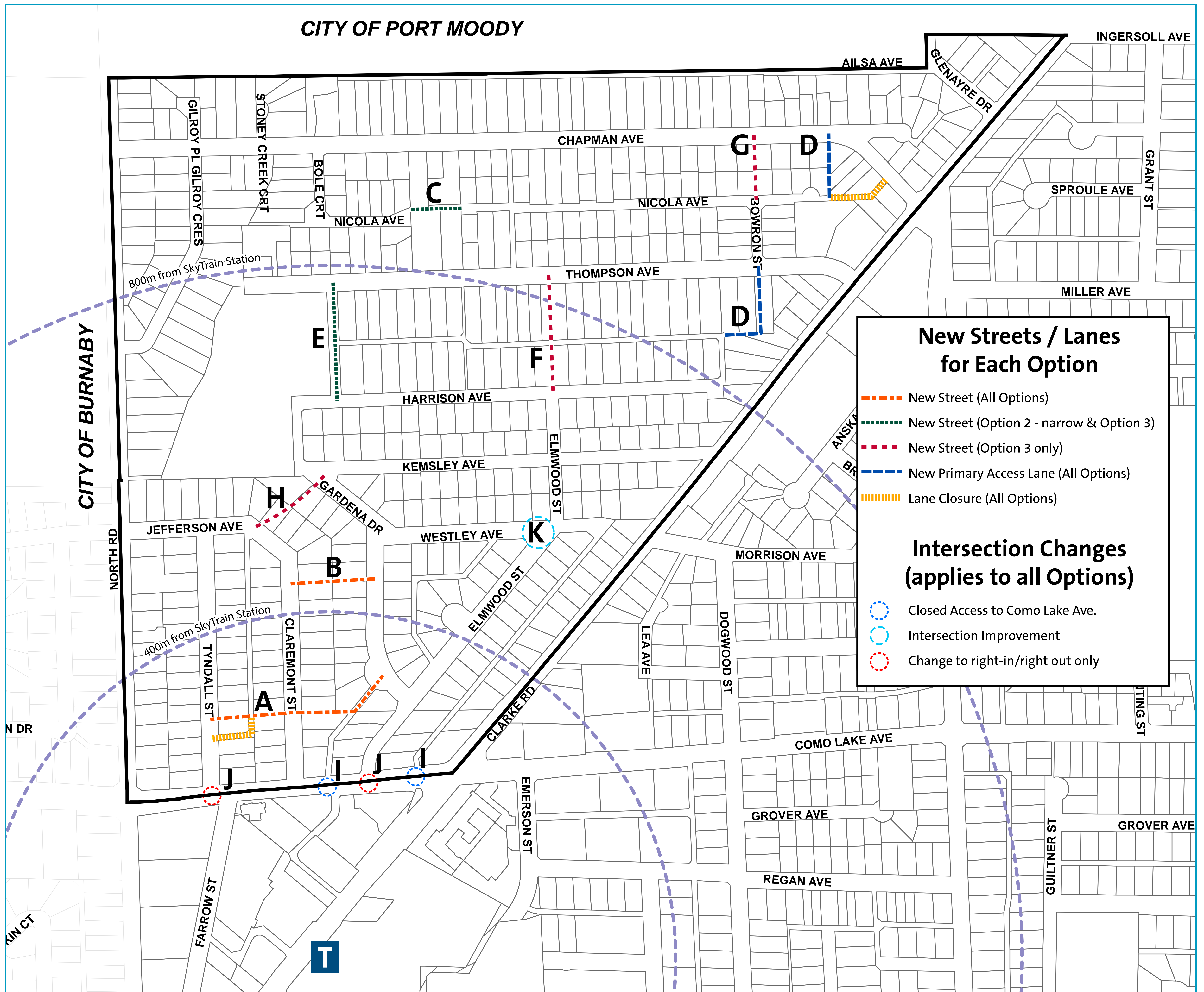
New greenways

New greenway connections will be identified during the development of the preferred land use concept to provide additional walking and cycling opportunities.



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Transportation – Proposed Improvements



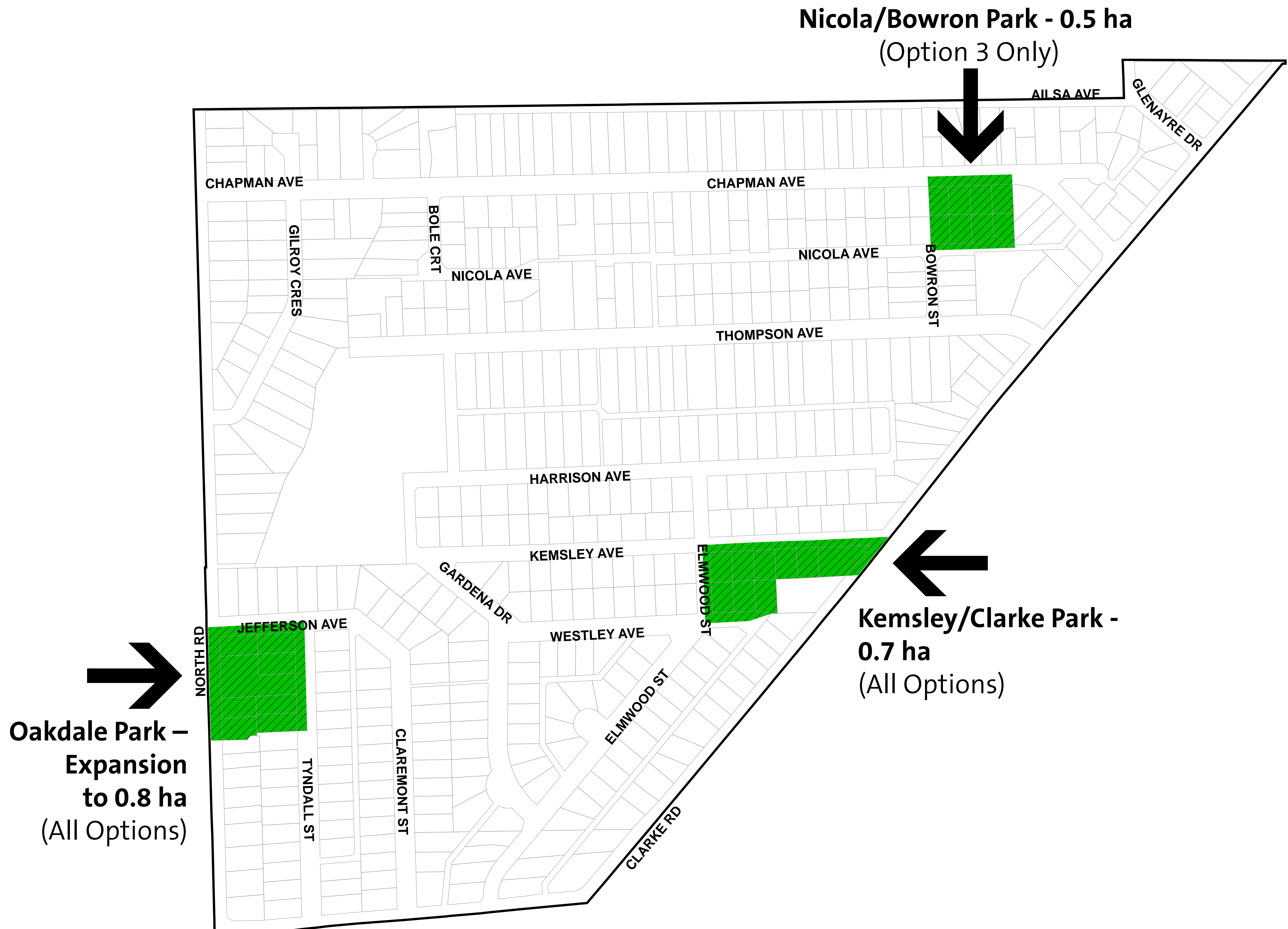
NEW STREET/LANE CONNECTION	OPTION 1	OPTION 2	OPTION 3
A) New street from Tyndall St. to Gardena Dr.	✓	✓	✓
B) New street from Claremont St. to Gardena Dr.	✓	✓	✓
C) Nicola Ave. extension completion	✓	✓	✓
D) New primary access lanes for lots fronting Como Lake Ave.	✓	✓	✓
E) New street from Thompson Ave. to Harrison Ave.	✗	✓ (Narrow)	✓
F) Elmwood St. extension to Thompson Ave.	✗	✗	✓
G) Bowron St. extension to Chapman Ave.	✗	✗	✓
H) New collector street connection from Jefferson Ave to Kemsley Ave.	✗	✗	✓
INTERSECTION IMPROVEMENT	OPTION 1	OPTION 2	OPTION 3
I) Access closure at Como Lake Ave. for both lanes east and west of Elmwood St.	✓	✓	✓
J) Conversion to right-in/right-out only access at Como Lake Ave. for both Tyndall St. and Elmwood St.	✓	✓	✓
K) Geometry improvements to address existing skew at Westley Ave and Elmwood St. intersection	✓	✓	✓

Notes:

- 1) The new streets and lanes shown here are conceptual and the actual location will be determined through future development applications. Some existing streets / lanes may be closed and additional new streets / lanes may be required depending on how parcels are assembled during redevelopment.
- 2) Additional intersection improvements & access restrictions may be required.

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Parks and Recreation



New and expansion local parks have been identified to ensure Oakdale is a great place to live. Staff will be developing a Parkland Contribution Policy for new developments in Oakdale to provide financial contributions towards parkland acquisition.

New development in Oakdale will also be required to provide a network of public open spaces (e.g. plazas, squares, parkettes, gardens and green streets).



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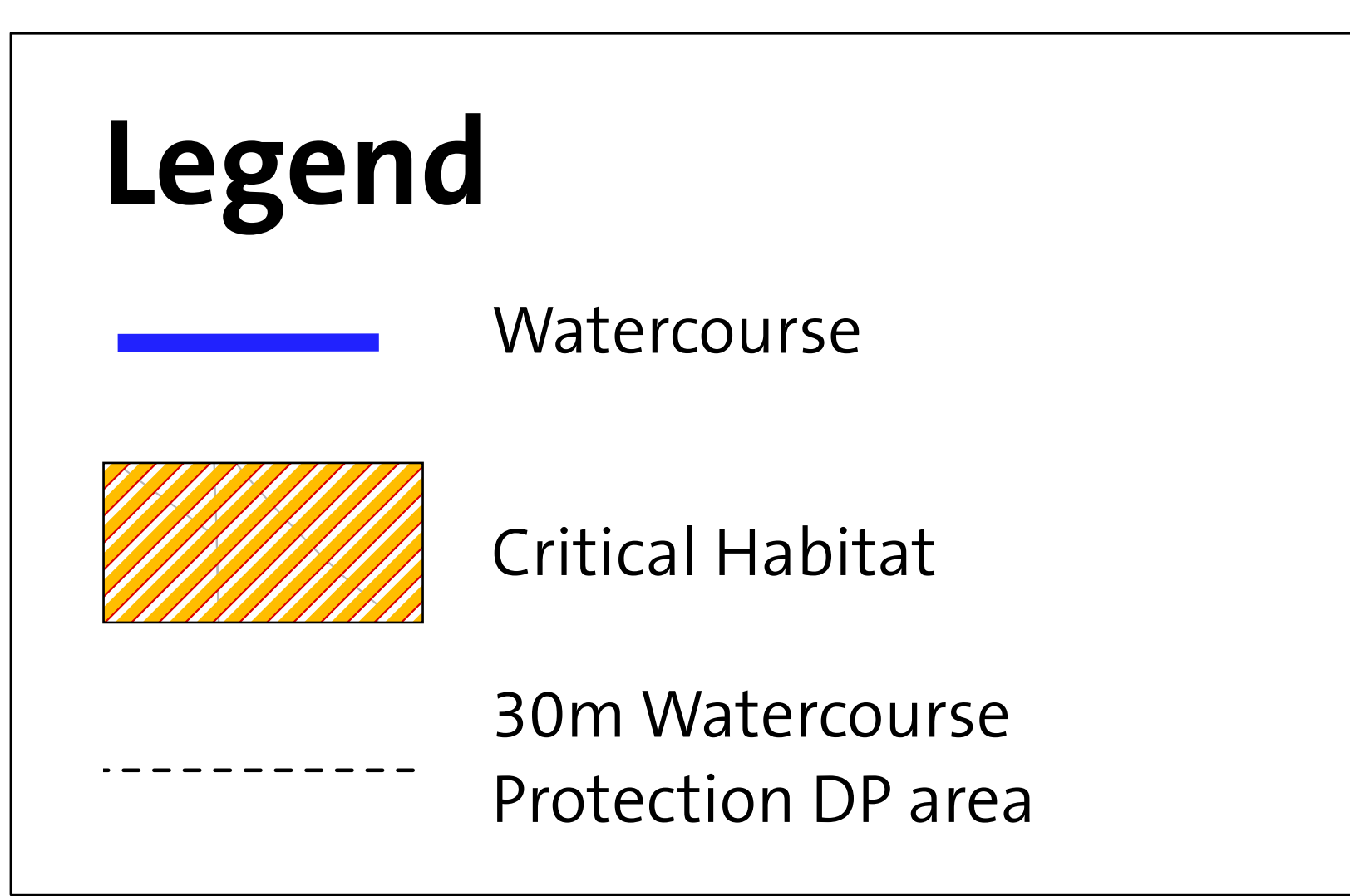
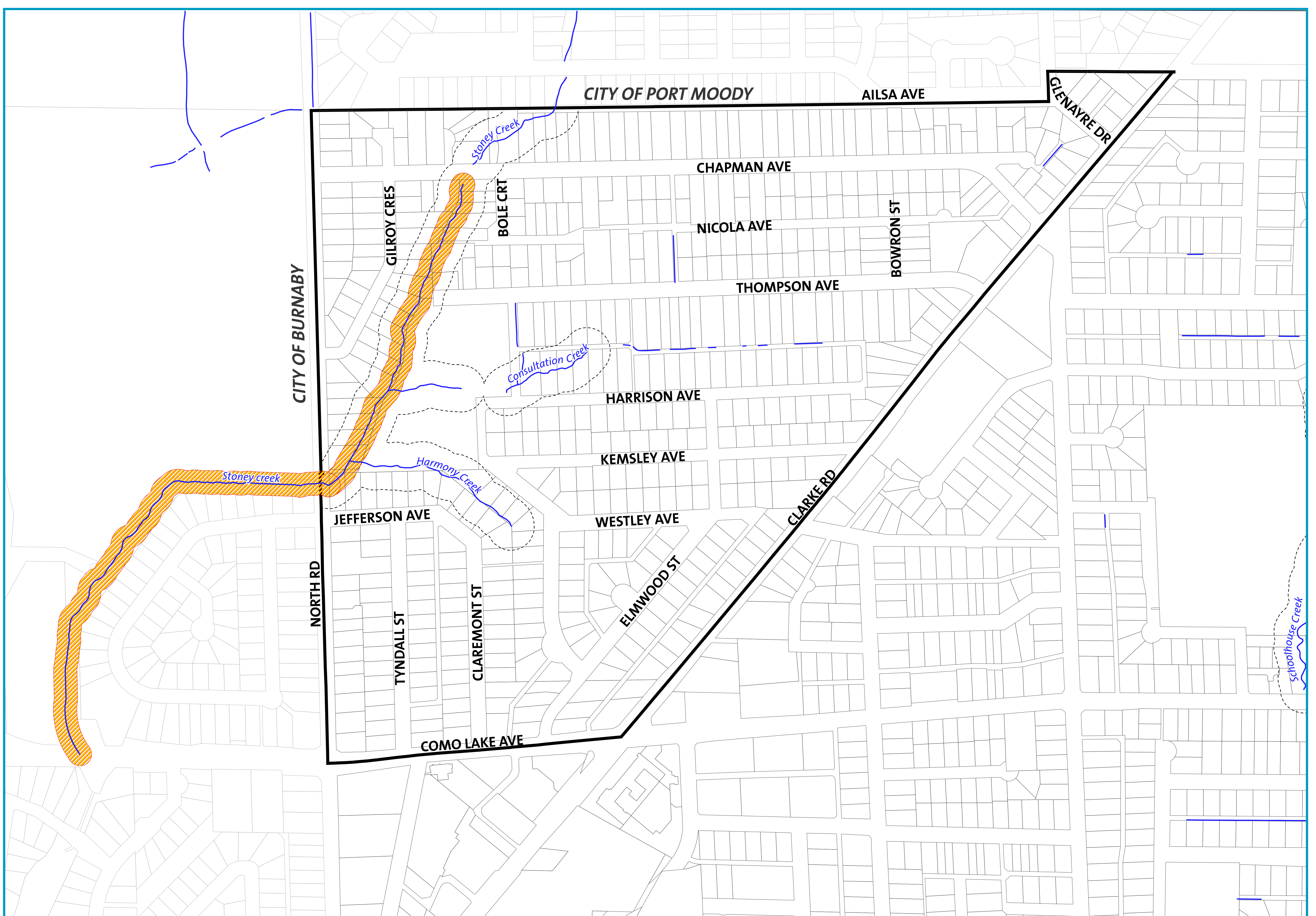
Environment

Watercourse Development Permit Area

The Oakdale neighbourhood contains important stream corridors which provide wildlife and fish habitat, including federally-protected habitat for an endangered fish species.

Oakdale is located within the Burquitlam-Lougheed Neighbourhood Plan which is a Watercourse Protection Development Permit Area, i.e. all development activities within 30 metres of a watercourse would be reviewed by a Qualified Environmental Professional (QEP) following guidelines in the Official Community Plan (OCP) and the Zoning Bylaw's Riparian Areas Regulation (RAR).

Watercourse Development Permits will ensure that riparian areas and environmentally sensitive features within them are protected, stormwater runoff and water quality meet regulatory requirements, and land alteration or development will not result in erosion, landslip, or flooding.



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Next Steps

Thank You

Your input from this Community Information Session will be used to develop a preferred Oakdale land use concept for Council's consideration.

This preferred concept will be tested for technical feasibility and incorporate appropriate transitions between adjacent land uses.

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 thoughts on the land use concept options by visiting coquitlam.ca/oakdale

Or, take the survey by scanning the code below with the camera on your smartphone:



Interested in email updates?

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

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