

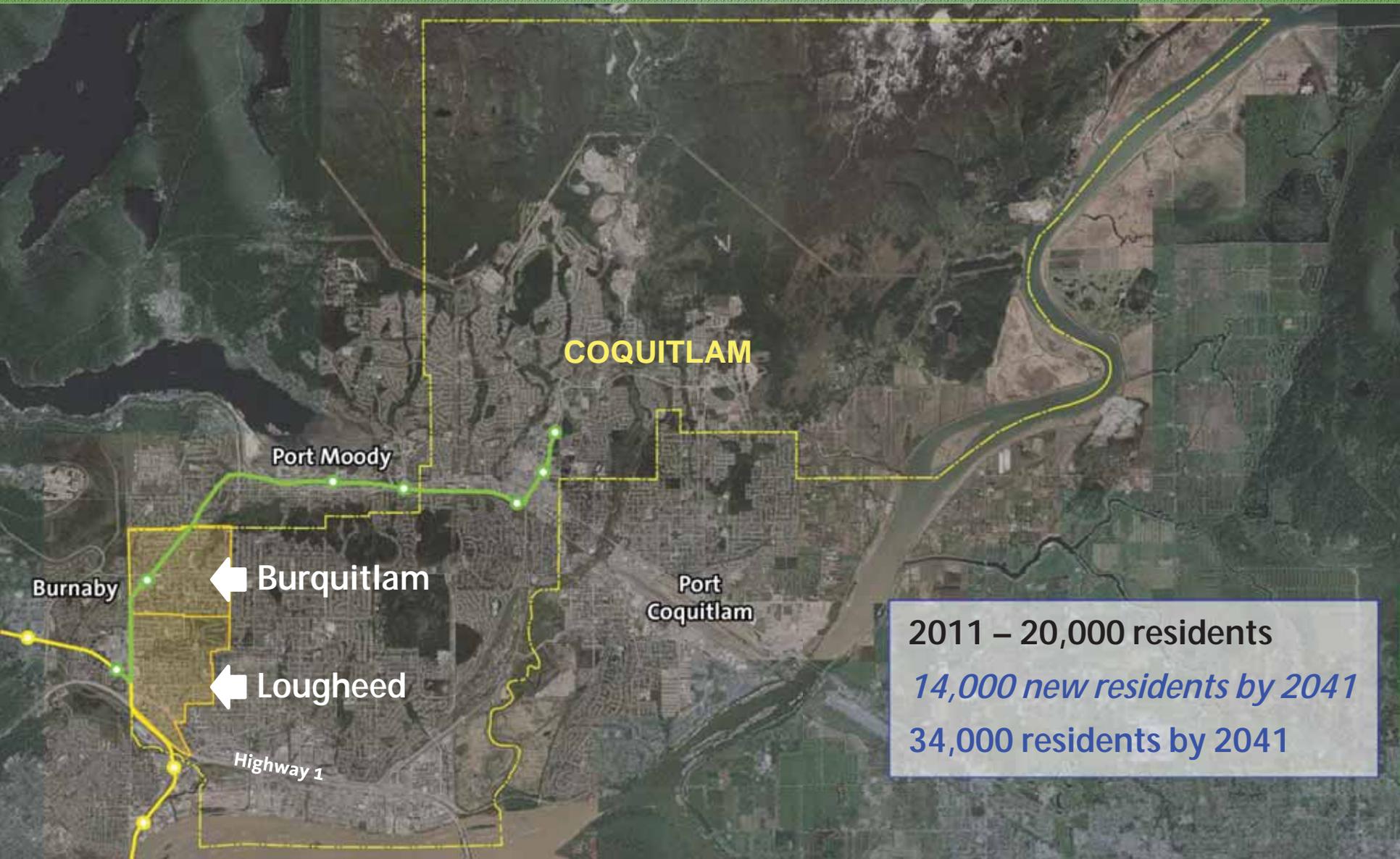


Burquitlam-Lougheed Neighbourhood Plan (BLNP)

Proposed Scope & Process

Council-in-Committee | April 7, 2014

Burquitlam, Lougheed Plan Areas



2011 – 20,000 residents
14,000 new residents by 2041
34,000 residents by 2041

Context: Existing Burquitlam, Lougheed Plans

- » Adopted in 2002
- » Transit-Oriented Development (TOD) around stations
 - » Higher density, mixed-use, pedestrian-friendly, with amenities
- » Lougheed is a *Municipal Town Centre (RGS)*
- » Burquitlam is a *Frequent Transit Development Area (RCS)*

Why update these Plans?

» Council “A” Priority

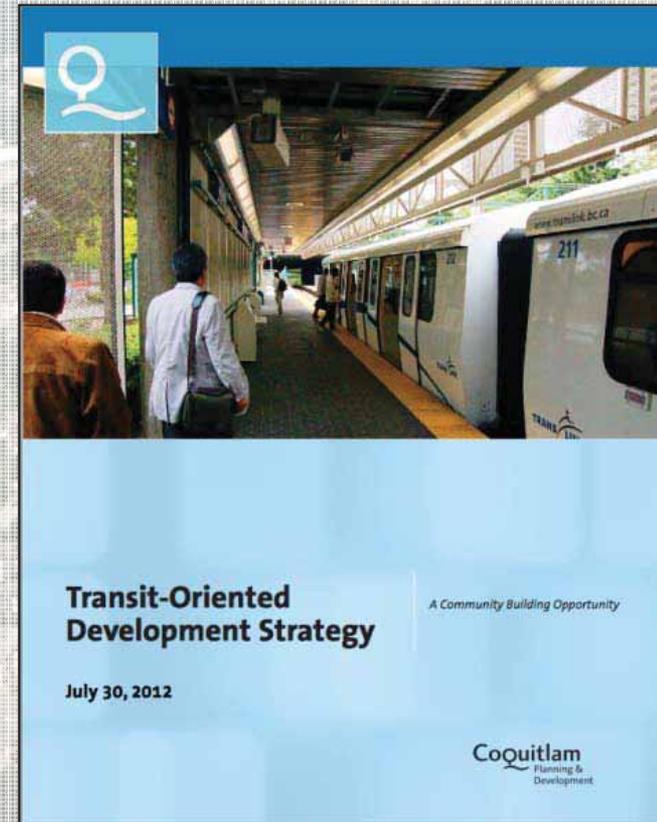
- (2014 Business Plan)

» Plan for Evergreen Line

- New development pressures
- Changing housing market conditions

» Implement the TDS

- Update Area, Neighbourhood Plans



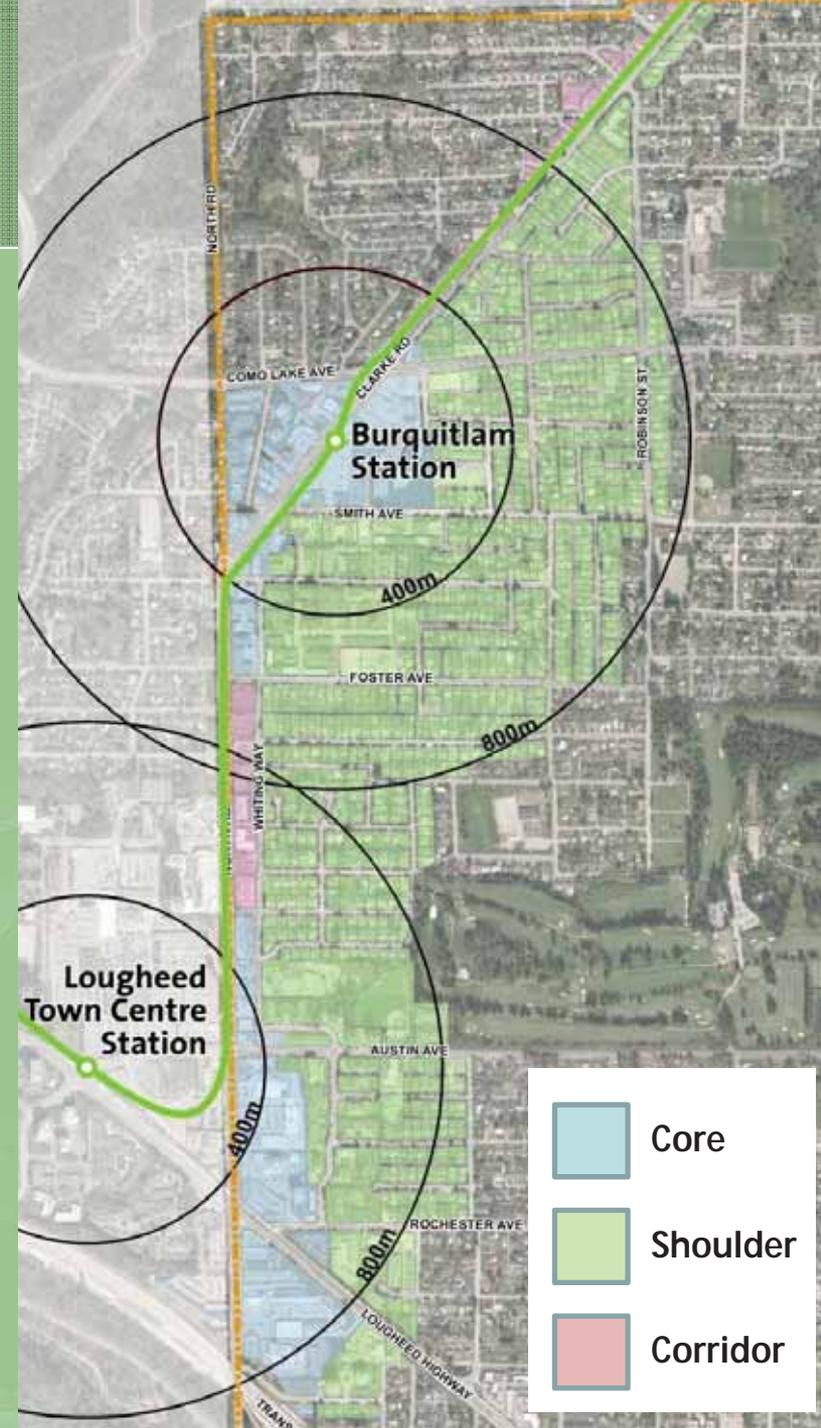
Why update these Plans?

» Guide 'locally appropriate' growth:

- focus highest densities around stations, North Road
- integrate growth with neighbourhoods
- provide amenities with density

» Evergreen Line: 100 year investment

- plan for next 20-25 years now, but
- set stage for long term (30+ years)



Why make BNP & LNP one Plan?

» Share the Evergreen Line

- 2 station areas

» Jointly make up North Road Corridor

- Interconnected transportation network
- Similar land uses crossing boundaries
- Redevelopment *and* 'stable' areas
- Also, unique areas to consider



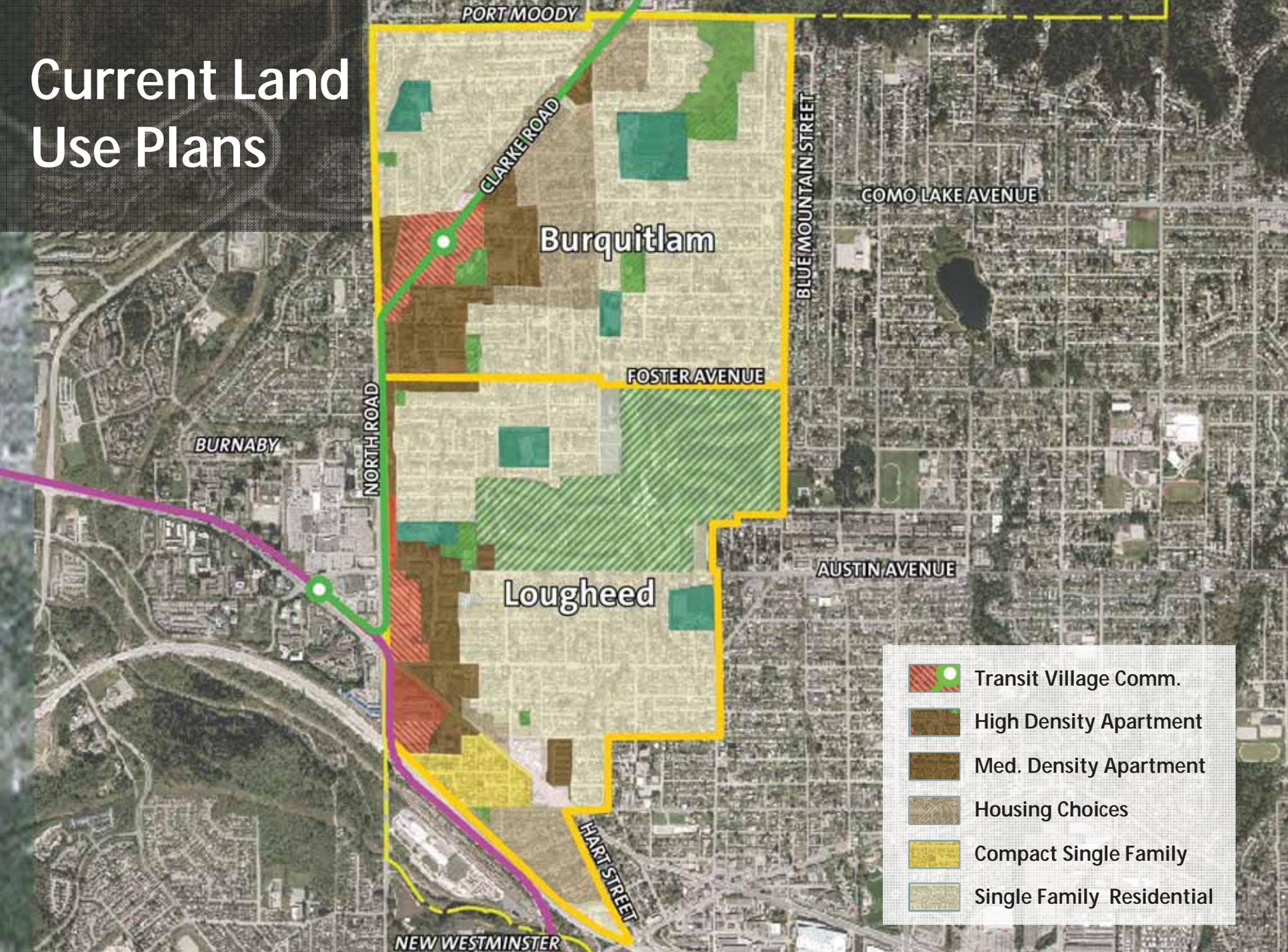
'BLNP' – *Burquitlam-Lougheed Neighbourhood Plan*

Based on this, staff propose:

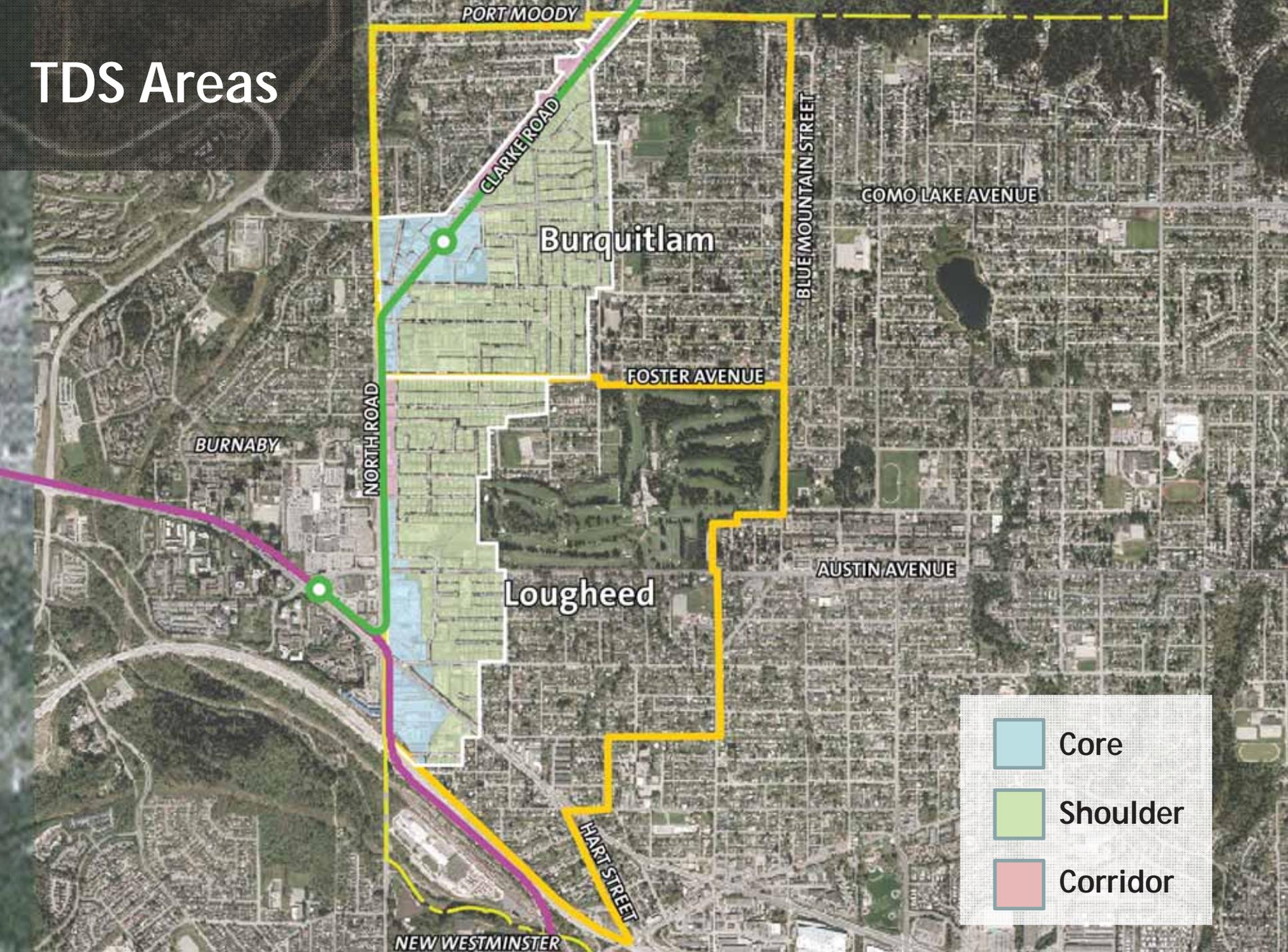
- » 'Burquitlam-Lougheed Neighbourhood Plan' or 'BLNP'
- » Efficient, practical to review both
- » Finish in time for Summer 2016 Evergreen Line opening



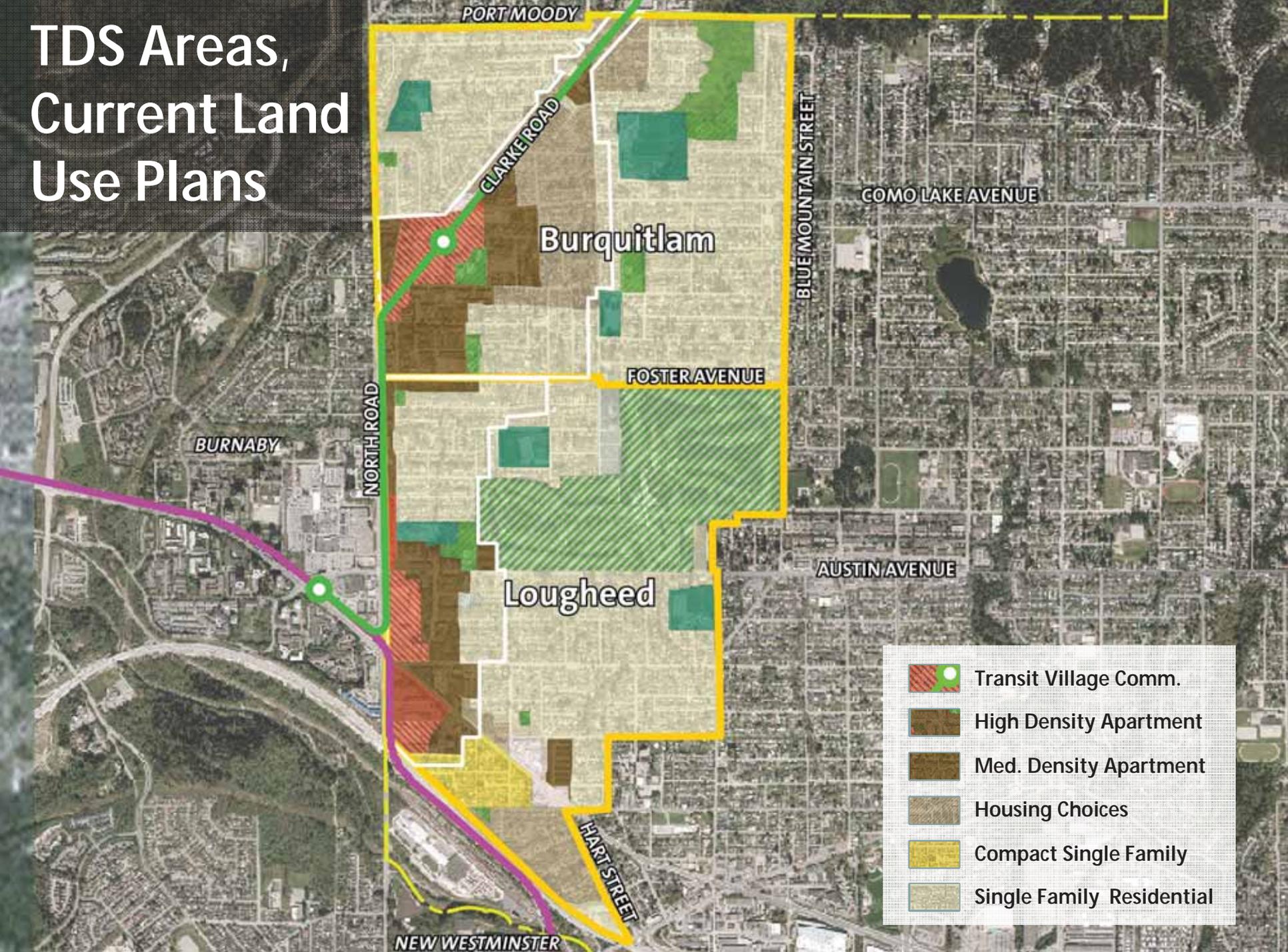
Current Land Use Plans



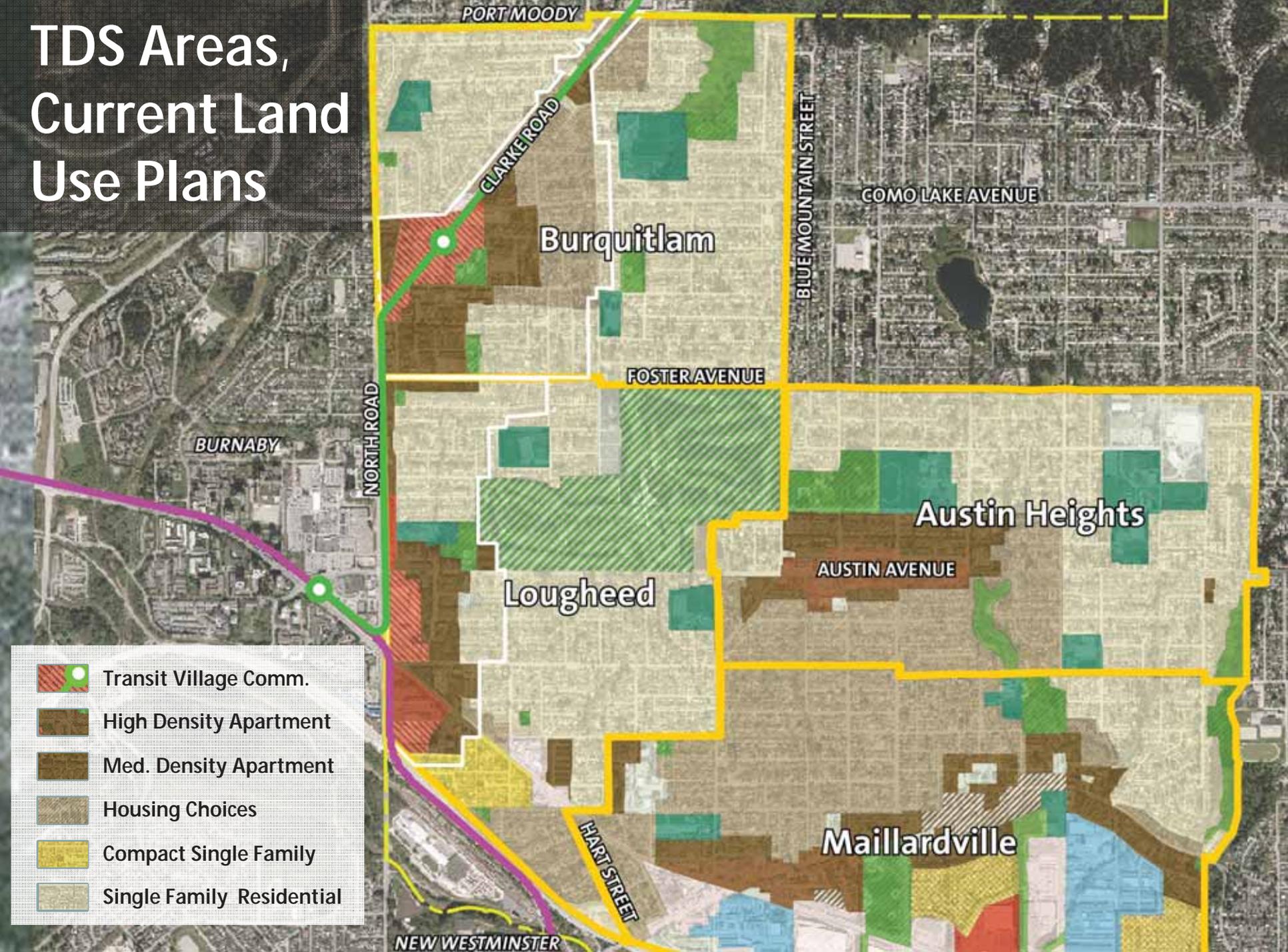
TDS Areas



TDS Areas, Current Land Use Plans

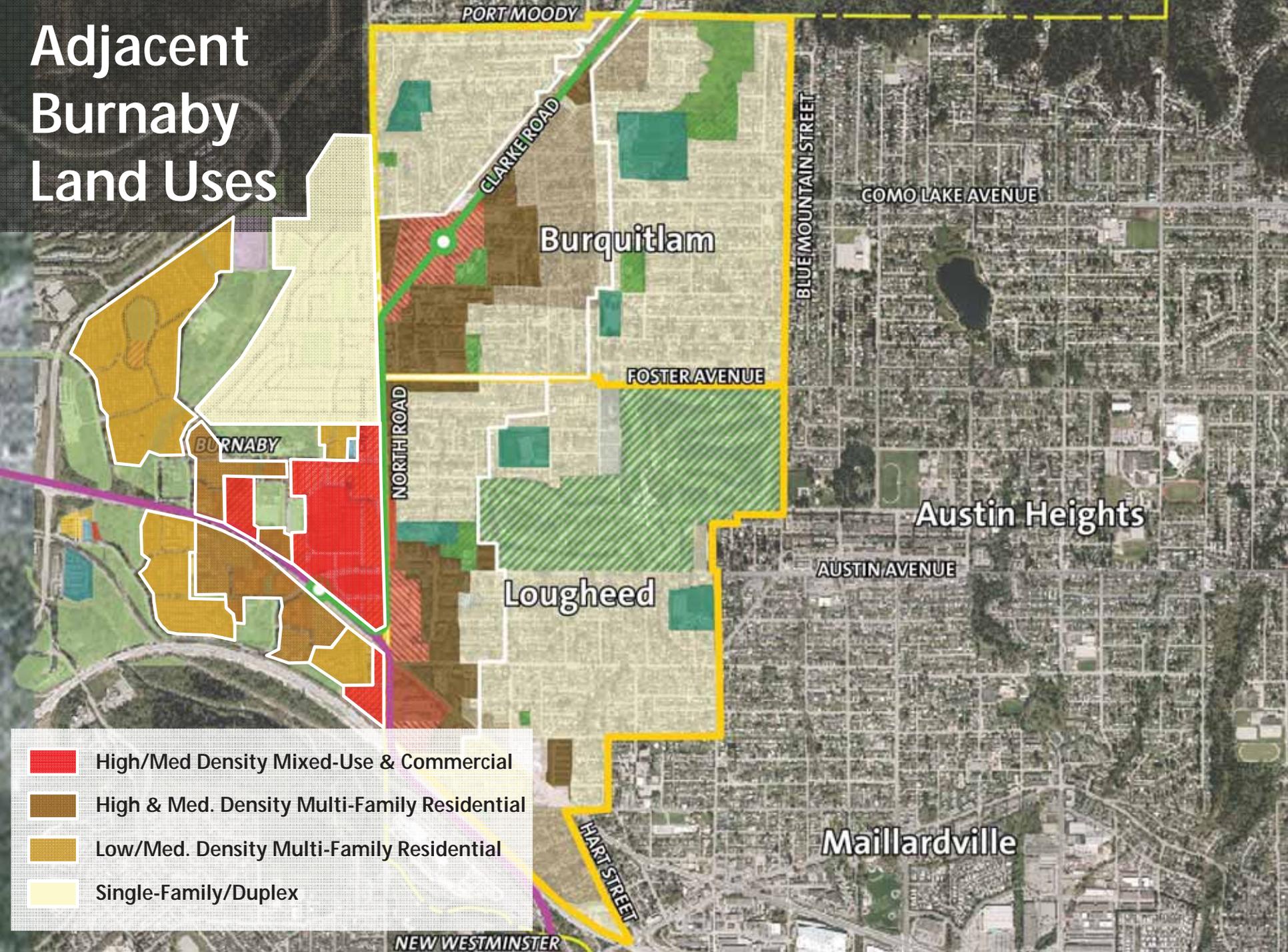


TDS Areas, Current Land Use Plans



-  Transit Village Comm.
-  High Density Apartment
-  Med. Density Apartment
-  Housing Choices
-  Compact Single Family
-  Single Family Residential

Adjacent Burnaby Land Uses



-  High/Med Density Mixed-Use & Commercial
-  High & Med. Density Multi-Family Residential
-  Low/Med. Density Multi-Family Residential
-  Single-Family/Duplex

Proposed General Scope

- » **Implement TDS, through analyzing:**
 - Core, Shoulder, Corridor, 'Edges'
- » **Density, built form and transitions**
- » **Planning for higher densities:**
 - Amenities, transportation

Key Outcomes

- New Plan, land use concept, policies
- Servicing Assessment



Early Ideas & Opportunities

- » Focus growth on redevelopment parcels near/adjacent transit & North Rd.
 - Explore expansion of *Transit Village Commercial, Medium/High Density Apartment*
- » Explore 'gentle densification'
 - Townhousing & Housing Choices, where appropriate
 - Stable single-family areas; consult with but don't necessarily consider change



Early Ideas & Opportunities

- » Amenity concept (parks/plazas/facilities)
 - Liveability: provide amenities with density

- » Improve walking, cycling, vehicle connections
 - New streets, pedestrian/bike connections (through redevelopment & other means)
 - Road network review



Stakeholders

- » Existing residents, land owners and businesses
- » General Public
- » Burquitlam/Oakdale Associations
- » Coquitlam Youth Council
- » Burnaby, Port Moody, New Westminster
- » UDI & GVHBA
- » SD#43, TransLink, Metro Vancouver, MoTI
- » Real Estate Board, Chamber of Commerce
- » Kinder Morgan, BC Hydro, Fortis



Public Advisory Group (PAG)

Purpose: Provide local view on options, policies

Potential Stakeholders (15-20 members):

- Neighbourhood Residents (4-6, geographic rep.)
- Community/Resident Associations (2)
- Local Business Owners/Operators (2-4)
- Youth, Seniors, New Immigrants (3)
- Social Organizations and Schools (3)
- Development Community (2)



Planning Process & Schedule

Phases

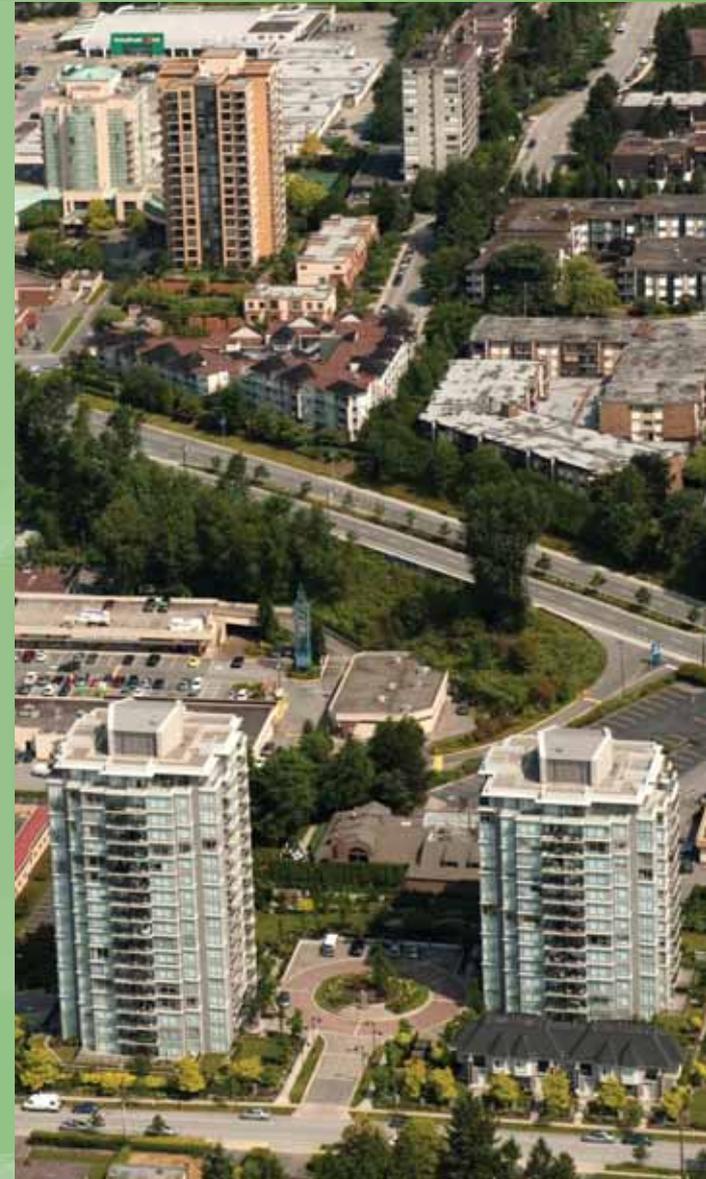
Phase 1: Background, Ideas & Opportunities

Phase 2: Land Use & Policy Options

Phase 3: Draft Plan + Servicing Assessment

Projected Draft Plan

- 18-20 months (Q4 2015 stretch goal)
- 1st Reading, PH, Adoption follows



Process – Phase 1

Background, Ideas & Opportunities

- » Review existing policy & analysis (e.g., market study)
- » Discuss 'Ideas & Opportunities', Update Plan Vision/Principles

Consultation

- » Council, Advisory Committees
- » PAG recruitment/Meeting #1, contact neighbour municipalities
- » Webpage, social media, E-News, newsletters
- » Open House 1

Schedule

Q2 – Q4 2014

Process – Phase 2

Land Use and Policy Options

- » Develop land use, transportation, amenity, servicing options
- » Develop draft policy options & test ideas
- » Identify preliminary Plan directions

Consultation

- » Council & Advisory Committees
- » PAG Meeting(s), other stakeholder meetings (as needed)
- » Update agencies & organizations
- » Open House 2

Schedule

Q1 2015 – Q3 2015

Process – Phase 3

Draft Plan + Servicing Assessment

- » Prepare draft Plan, land use concept & implementation actions
- » Prepare Development Permit Guideline revisions
- » Prepare Servicing Assessment

Consultation

- » Council & Advisory Committees
- » PAG Meeting and stakeholder meetings (as needed)
- » Early circulation to municipalities & key agencies
- » Open House 3

Schedule

Q3 2015 – Q4 2015 (stretch)

Next Steps

- » Council feedback on Scope, Process, Consultation Approach
- » Refine Scope, Process & Consultation Approach; Recruit PAG
- » Discuss process and Consultation with MAC
- » Council endorsement of updated:
Scope, Process, Consultation Approach, and PAG
- » Start Phase 1 - Background, Ideas & Opportunities