

Burquitlam-Lougheed Neighbourhood Plan

Phase 2 Report:

*Consultation Summary and
Preliminary Land Use Directions*



BLNP Process

- Phase 1 – Background, ideas and opportunities
- Phase 2 – Land use & transportation
- Phase 3 – Draft plan and servicing assessment, Council consideration & approval

PHASE 1

Late 2014 / Early 2015



PHASE 2

Mid 2015 / Mid 2016

WE ARE HERE

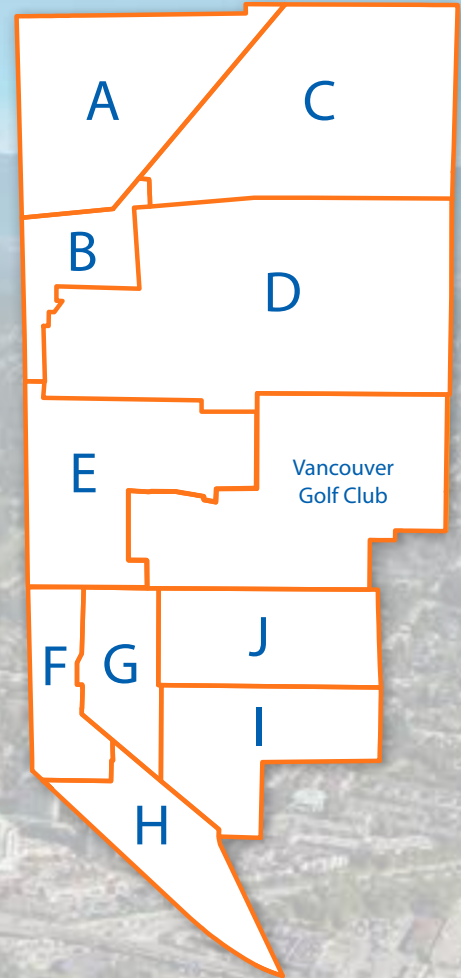


PHASE 3

Late 2016 / Early 2017

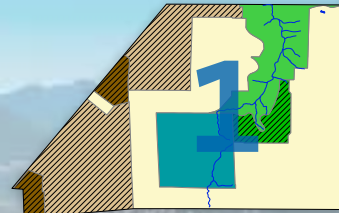
Neighbourhood Based Planning (NBP)

- Ten Sub-areas
- Unique context, land uses and building form
- Planning = reflects neighbourhood contexts

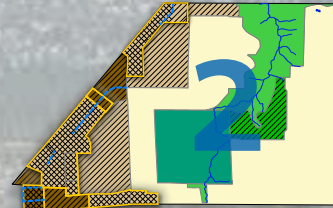


Neighbourhood Based Planning (NBP)

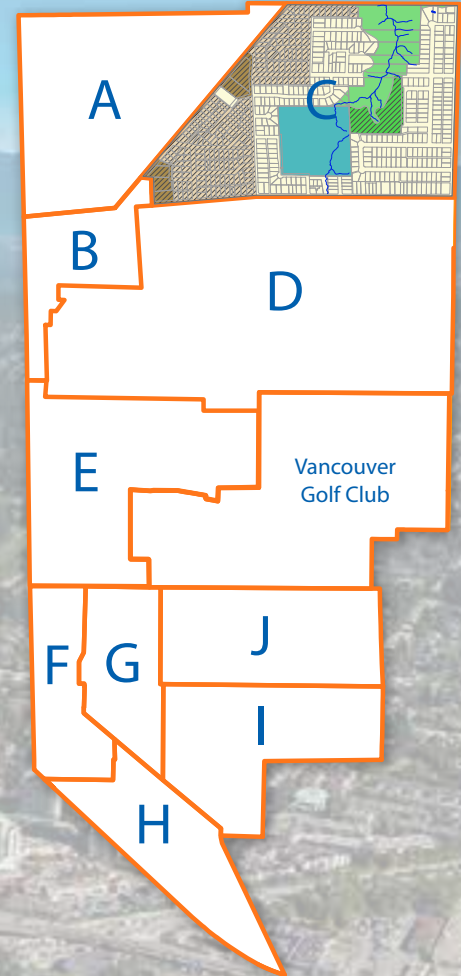
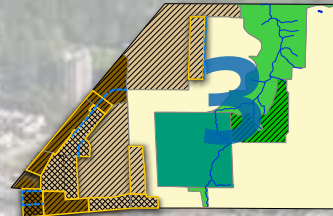
- Identify and compare options
- How is new growth best located/ integrated?
- Enable varying levels of change
 - independent options
 - combine to form draft land use concept



or



or



Consultation on Phase 2 Land Use Options

- **Met with community and stakeholder groups**
(ie. Burquitlam , Oakdale)
- **4,000+ illustrated video views**
- **12,000 flyers mailed**
- **400 public information open house attendees**
- **294 comment forms, 270 on-line surveys received**

**1000+
Participant
Contacts**

High-Level Feedback

- Support for density in the core, following TDS
- Some shoulder areas support change, some don't, some 'split'
- Top 5 criteria / themes
 - Respect watercourses and environmentally sensitive areas
 - Expand and improve parks and amenities
 - Foster revitalization and renewal
 - Recognize established communities by retaining existing land uses
 - Provide for higher levels of housing density

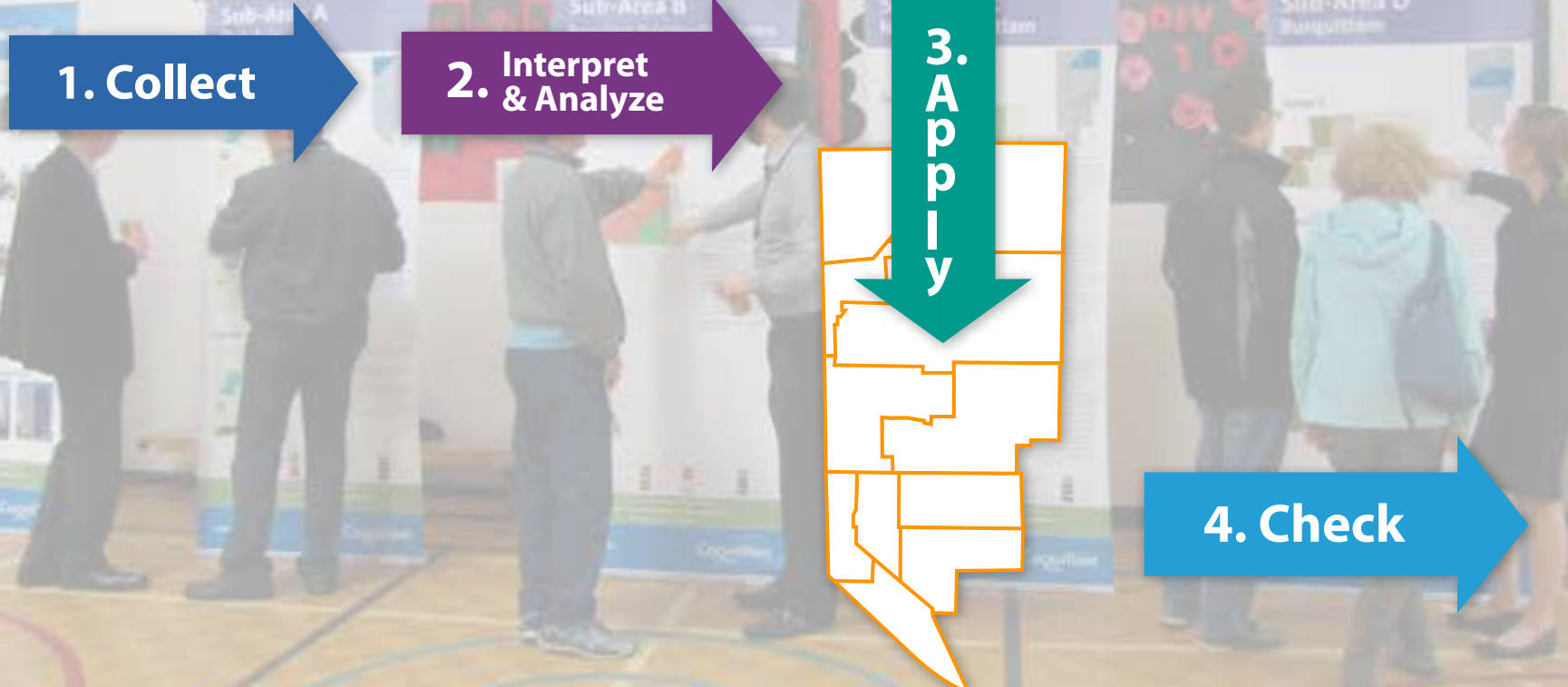
Transportation Feedback

- Preliminary land use directions support improvements (sidewalks, streetscapes)
- Supportive of general transportation and parking strategies
- Concerns about traffic and parking, want more specifics
- Phase 3:
 - Analysis necessary to provide specifics
 - Public Parking Strategy

Parks Feedback

- **New and improved parks and amenities rates very high**
- **Generally supportive of proposed approach**
- **Requesting clarity on specifics and timing**
- **Significant interest in the YMCA**
- **Parks program will be further refined in Phase 3**

Sub-Area Feedback Analysis



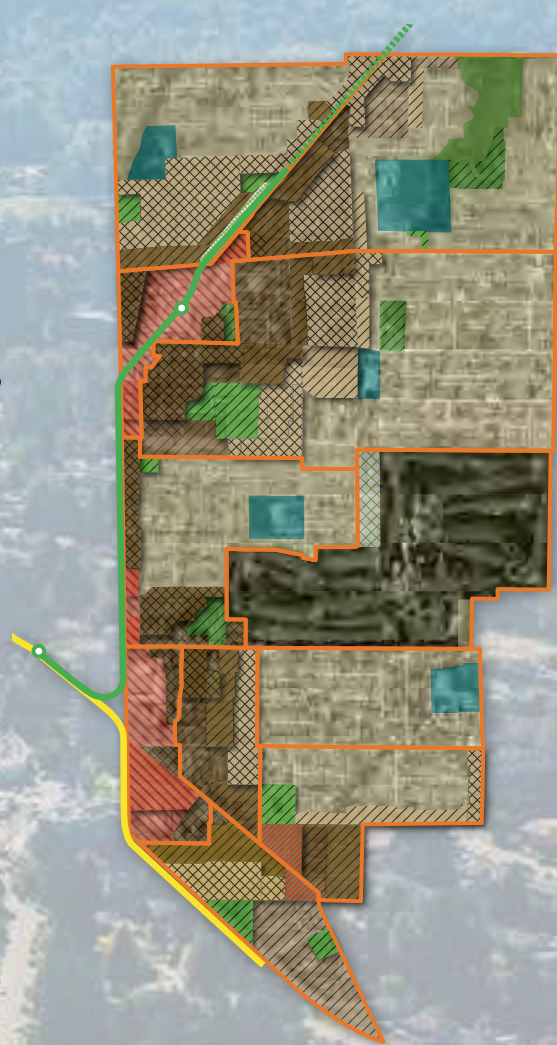
Preliminary Land Use Directions

- Based on feedback, consideration of planning principles & neighbourhood context
- For Council feedback - to assist in refining the draft land use plan
- Accommodates projected, additional 9,200 housing units
- 26% of plan area is proposed to be redesignated
- Remainder consistent with current OCP designations

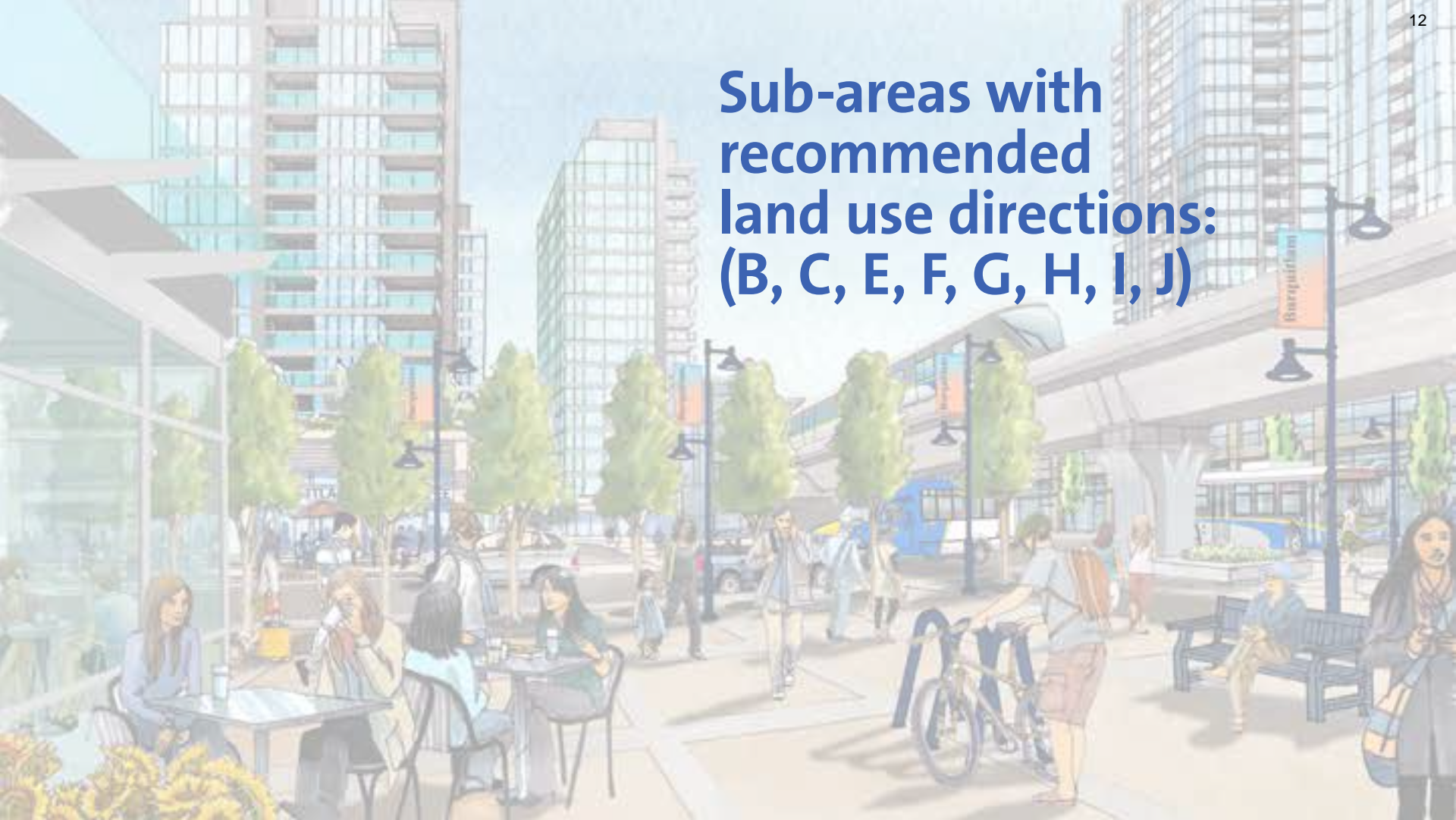


Preliminary Land Use Directions

- Focus density into 'Core' areas
- Improve transition between land uses & housing densities
- Mix of housing types
- More family-friendly townhouses
- Comprehensive property assembly
- Support transportation & streetscape improvements
- Support park & amenity improvements



Sub-areas with recommended land use directions: (B, C, E, F, G, H, I, J)



Sub-Area B: Burquitlam Neighbourhood Centre

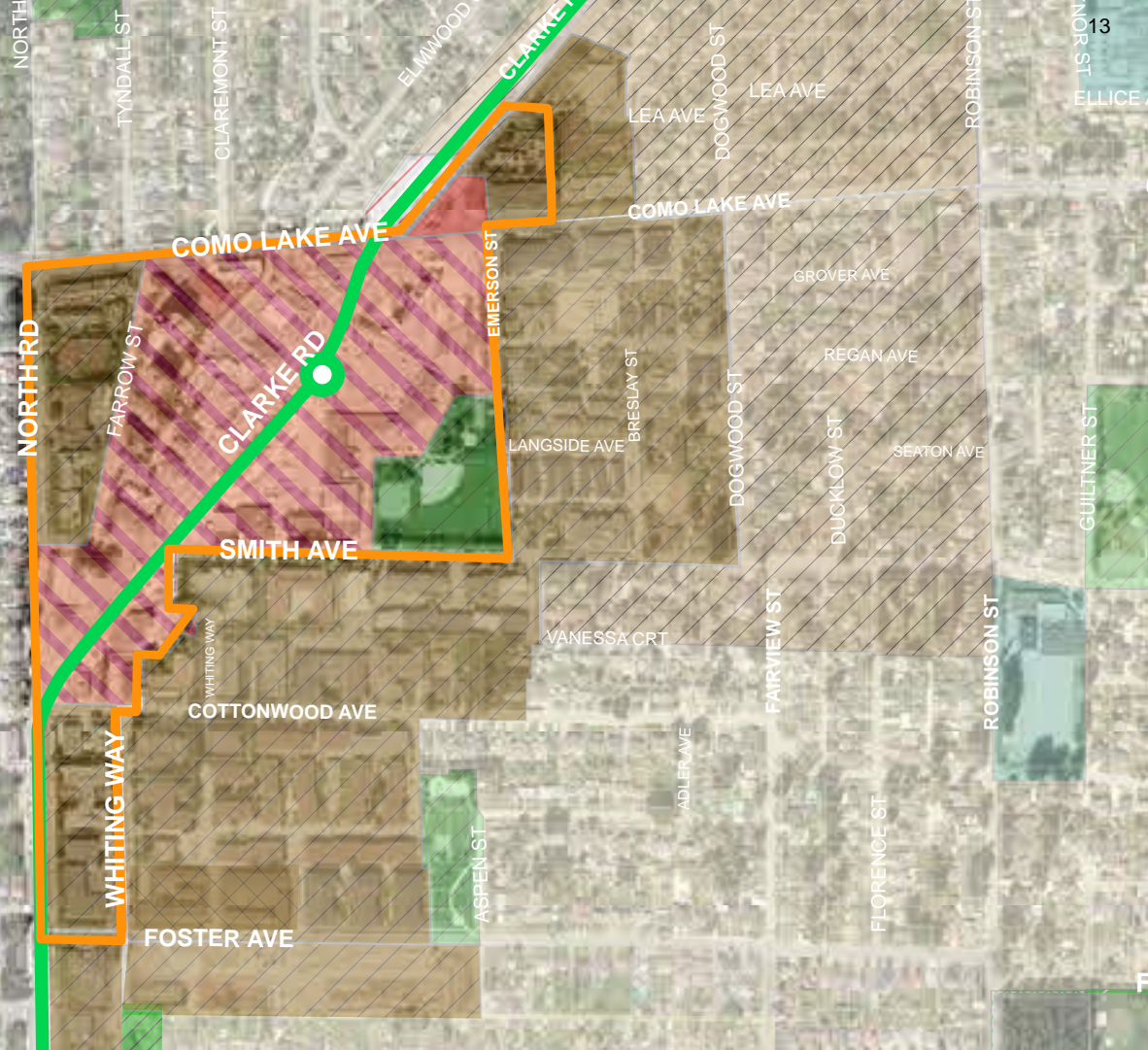
(Existing)

Feedback:

*General support for directing
higher-density and mixed-use
to the "Core"*

Themes:

- *More and better public space*
- *Improve services and shopping opportunities*
- *More green space*
- *Improve on-street parking*



Sub-Area B: Burquitlam Neighbourhood Centre

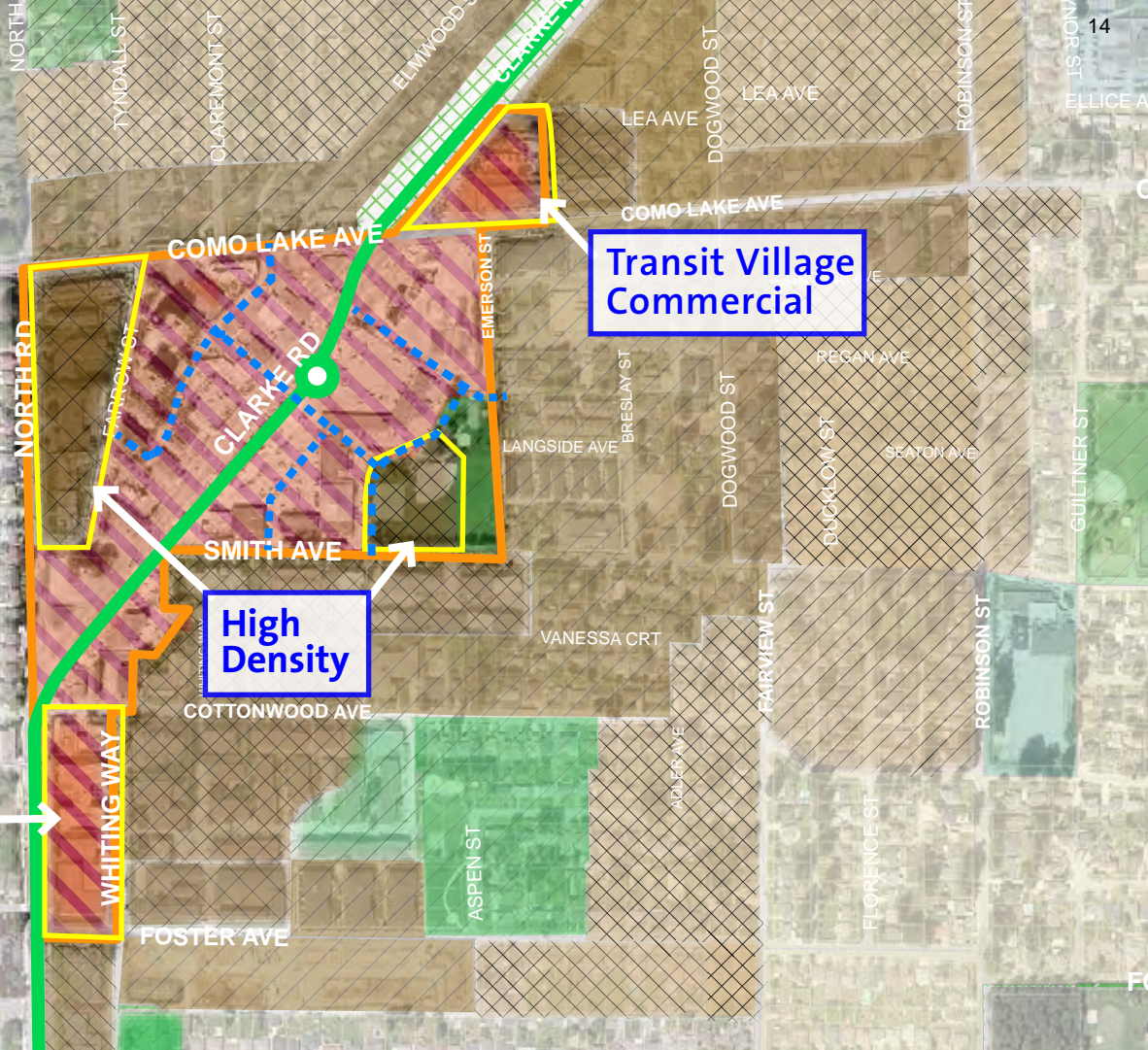
(Proposed in yellow)

- Focus highest-densities into 'Core' areas

Transit Village
Commercial

High
Density

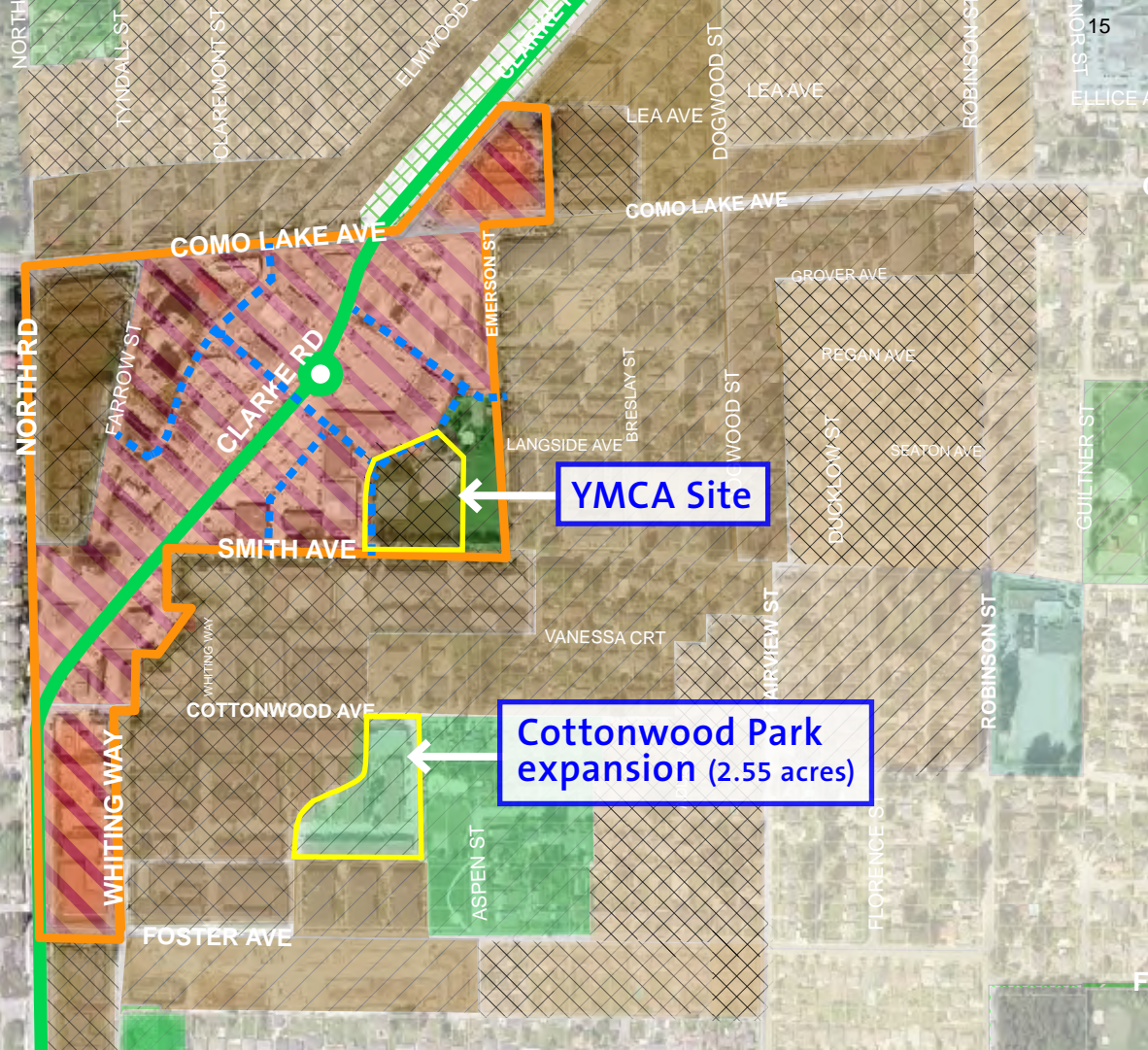
Transit Village
Commercial



Sub-Area B: Burquitlam Neighbourhood Centre

(Proposed in yellow)

- Focus highest-densities into 'Core' areas



YMCA Site

Cottonwood Park
expansion (2.55 acres)

Sub-Area C: North Burquitlam

(Existing)

Feedback:

East / West split in support of change with more support close to Clarke Road.

Themes:

- *Provide affordable housing*
- *Manage traffic concerns*
- *Ensure safety and security*
- *Manage parking concerns*
- *Provide housing options*



Sub-Area C: North Burquitlam

(Proposed in yellow)

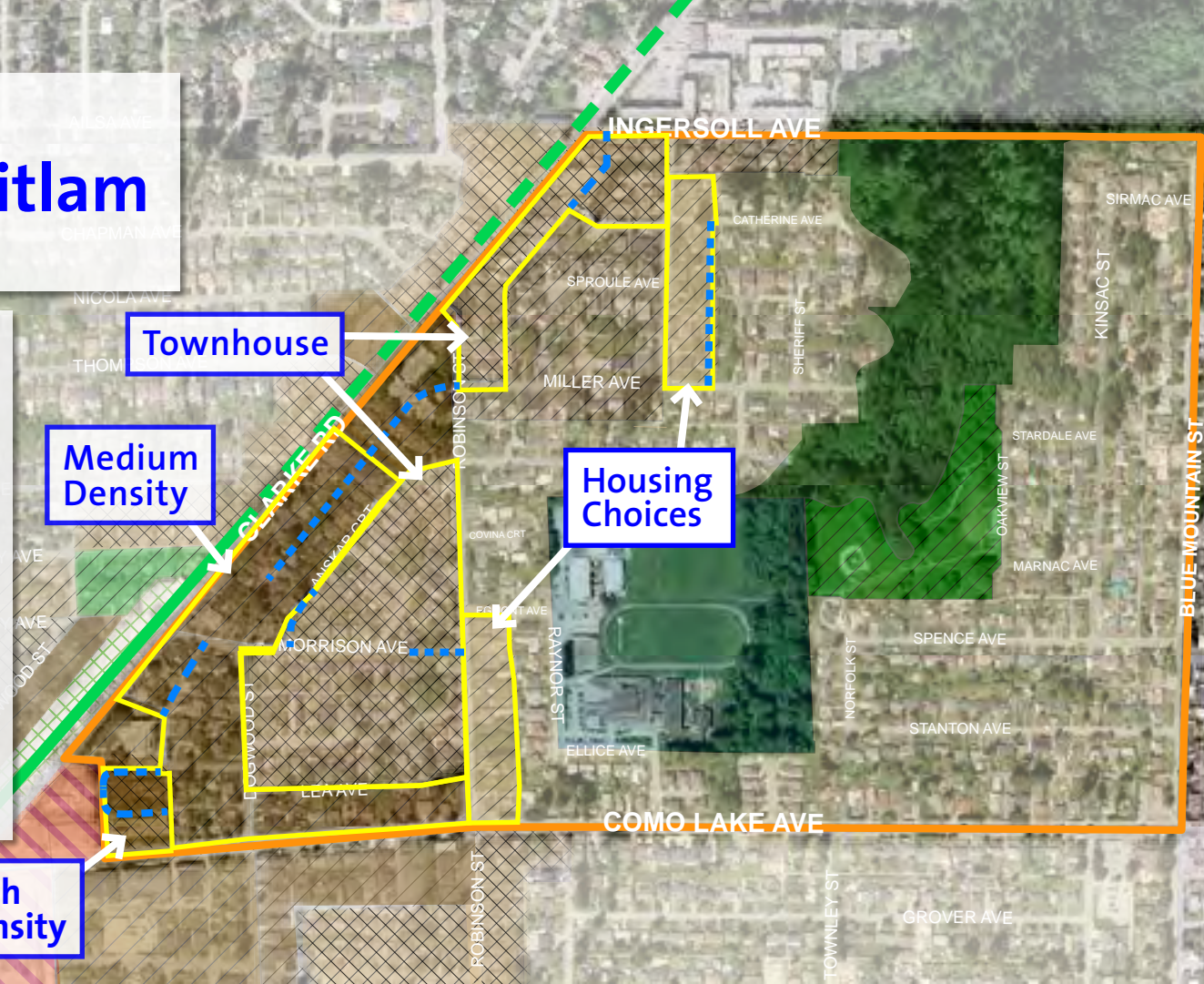
- High Density adjacent to 'Core'
- Transition to Medium Density along major streets
- Areas of Townhouse to improve streetscapes, continue housing density transition, and transportation network
- Housing Choices to complete transition to established areas

High
Density

Medium
Density

Townhouse

Housing
Choices



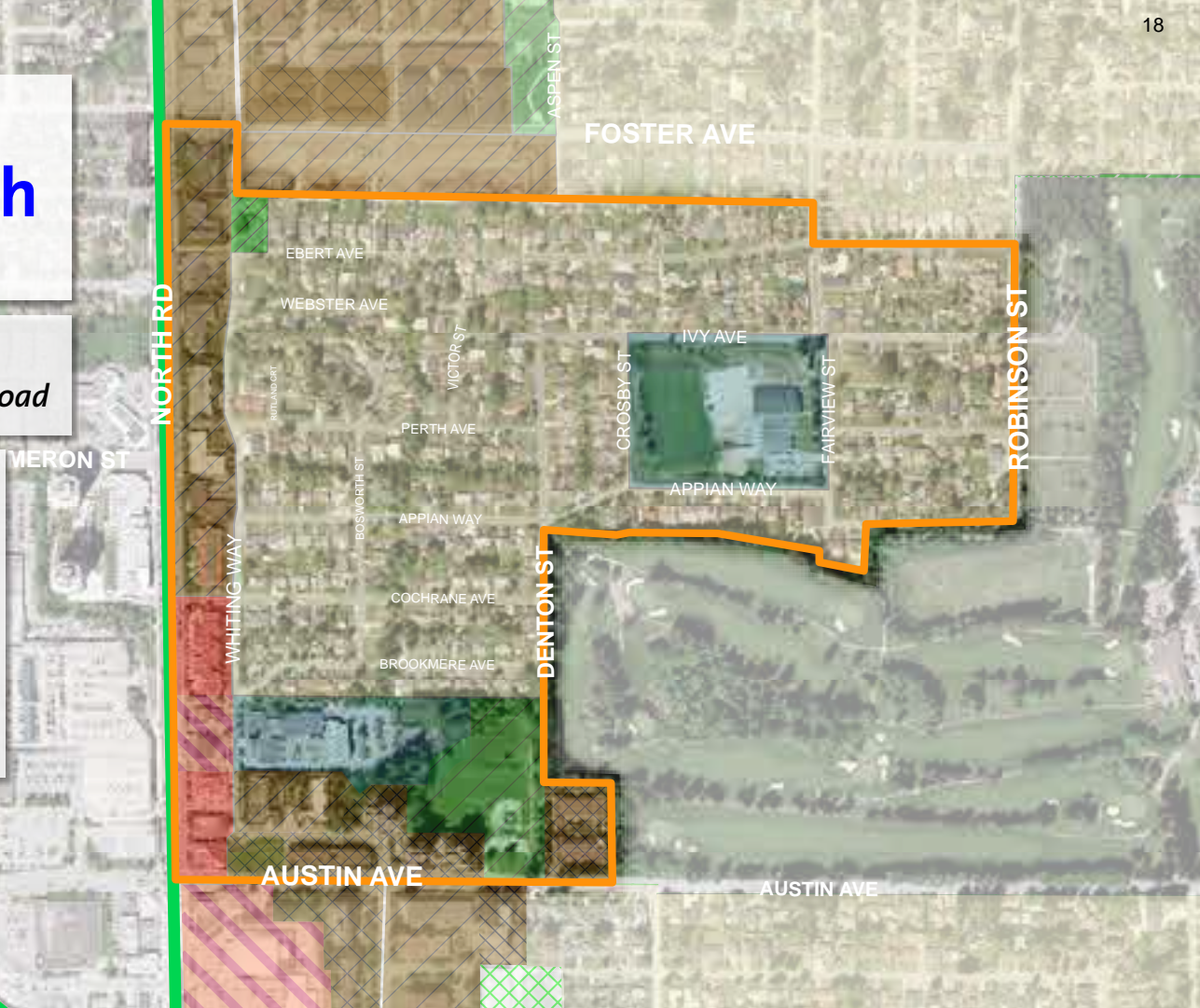
Sub-Area E: Burquitlam South (Existing)

Feedback:

Support for change closer to North Road

Themes:

- *Manage parking concerns*
- *Address traffic concerns*
- *Preserve environment and parks*
- *Improve walking and cycling infrastructure*



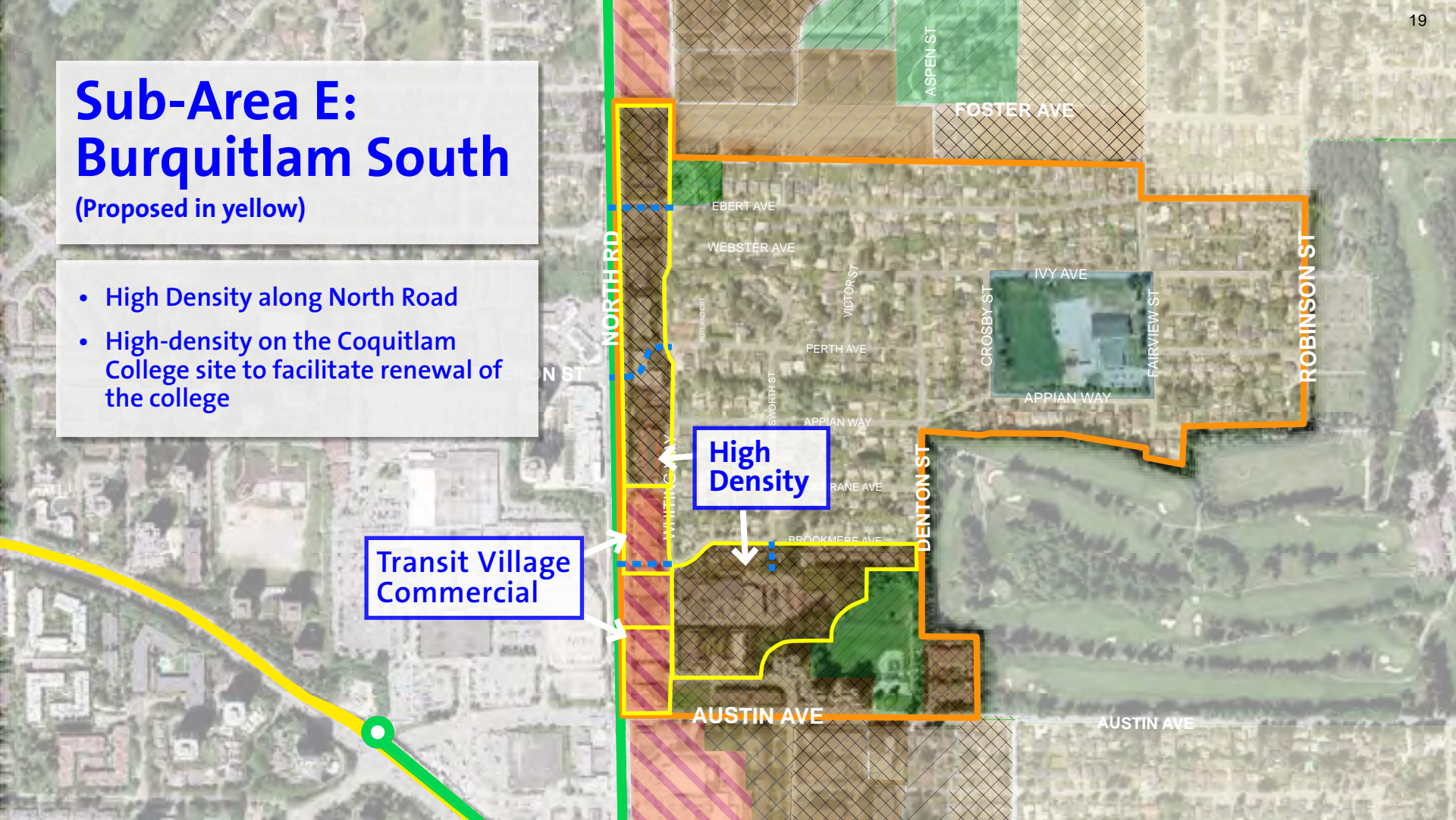
Sub-Area E: Burquitlam South

(Proposed in yellow)

- High Density along North Road
- High-density on the Coquitlam College site to facilitate renewal of the college

High Density

Transit Village Commercial



Sub-Area F: Lougheed Neighbourhood Centre

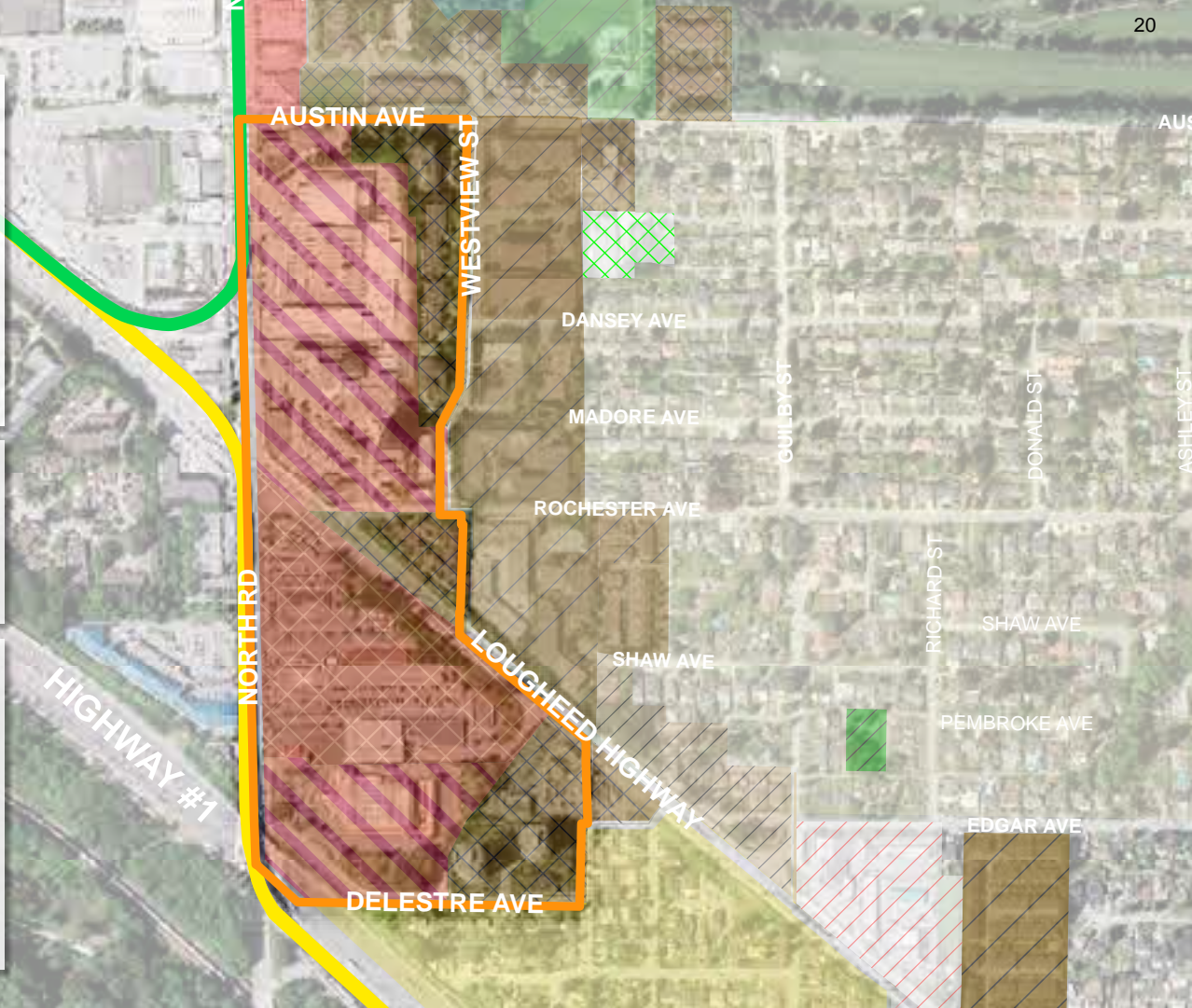
(Existing)

Feedback:

General support for directing higher-density and mixed-use to the "Core"

Themes:

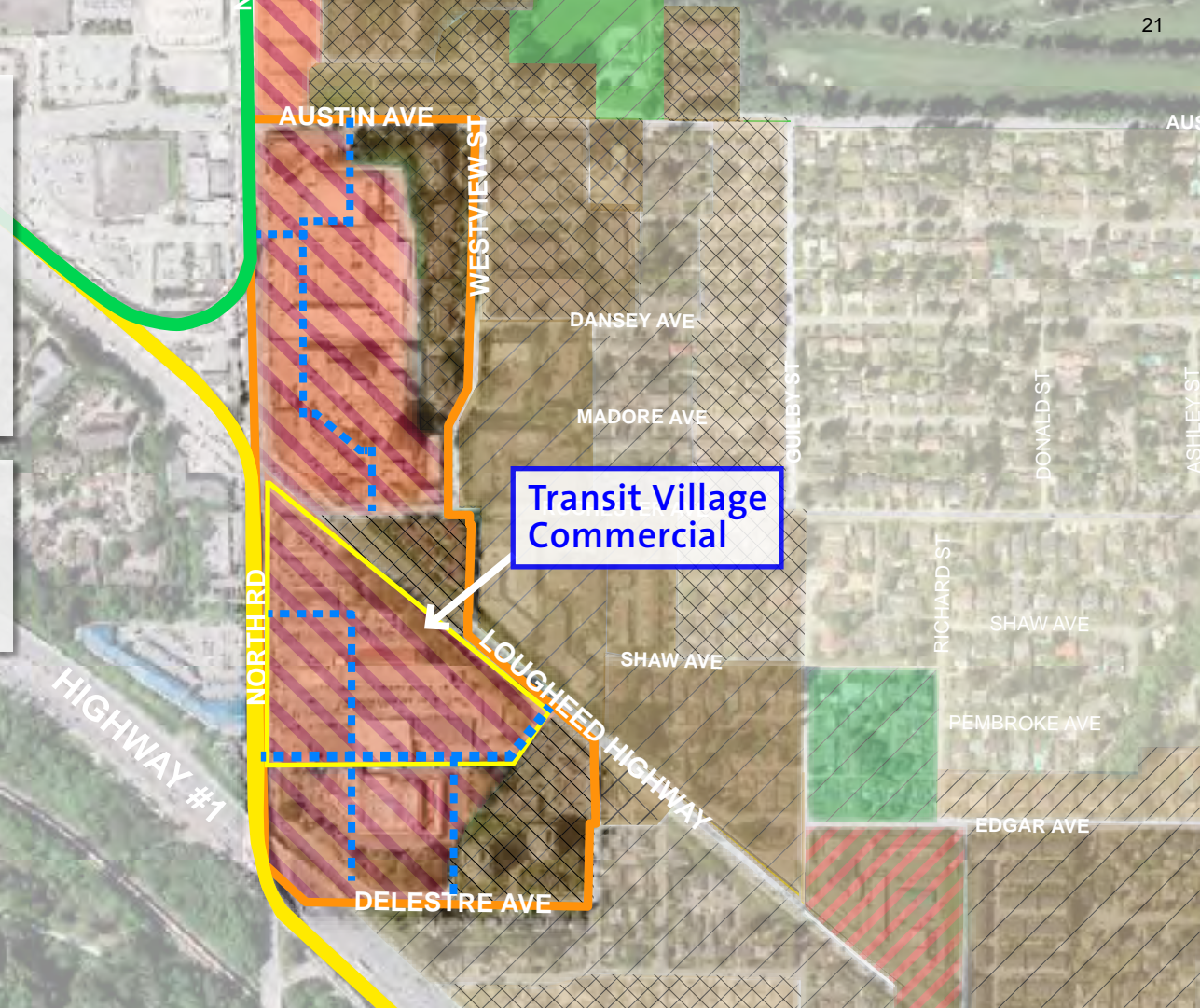
- *More and better public space*
- *Improve services and shopping opportunities*
- *More green spaces*
- *Improve on-street parking*



Sub-Area F: Lougheed Neighbourhood Centre

(Proposed in yellow)

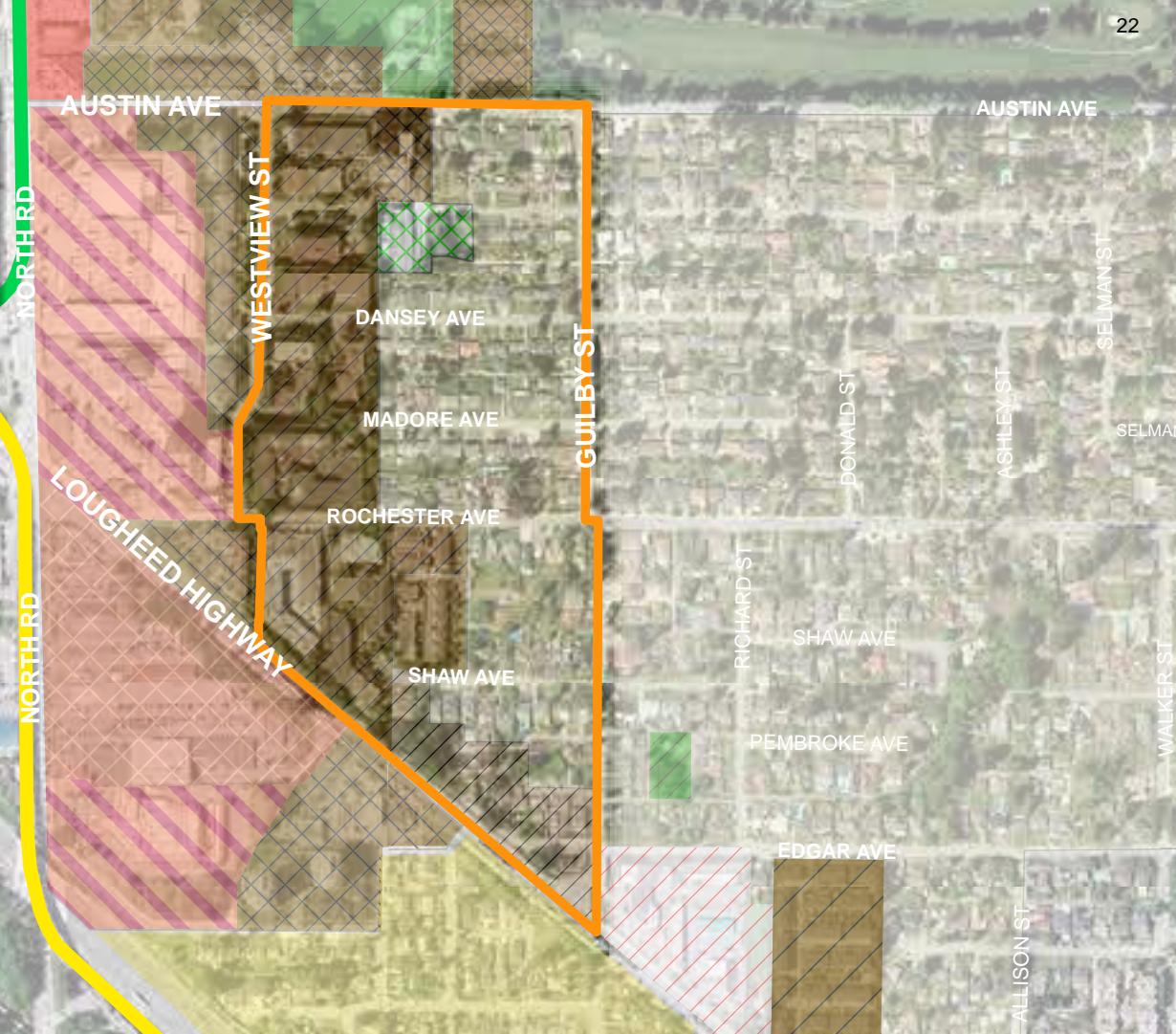
- Replace the unused Urban Quarter with the successful Transit Village Commercial for equity and consistency



Sub-Area G: Central Lougheed (Existing)

Feedback:
Generally supportive of change.

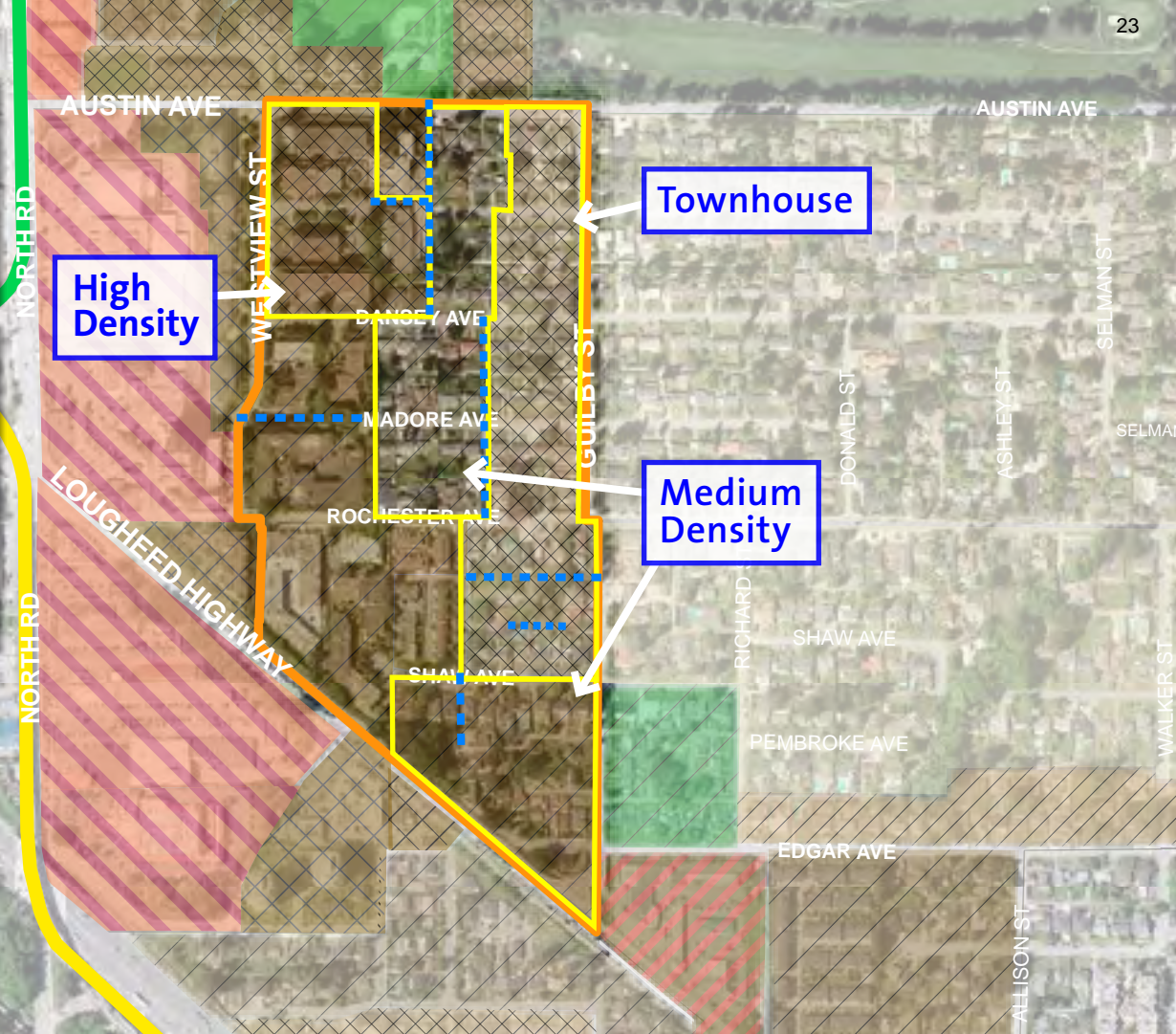
- Themes:**
- *Address traffic concerns*
 - *Manage parking concerns*



Sub-Area G: Central Lougheed

(Proposed in yellow)

- High Density to reflect what is occurring west of Westview street
- Medium Density and Townhouse to complete the transition to established neighbourhoods to east, improve streetscapes, and provide greater housing options



Sub-Area H: Lower Lougheed (Existing)

Feedback:
Generally supportive of change.

Themes:

- *Address traffic concerns*
- *Manage parking concerns*
- *Improve walking and cycling infrastructure*



Sub-Area H: Lower Lougheed

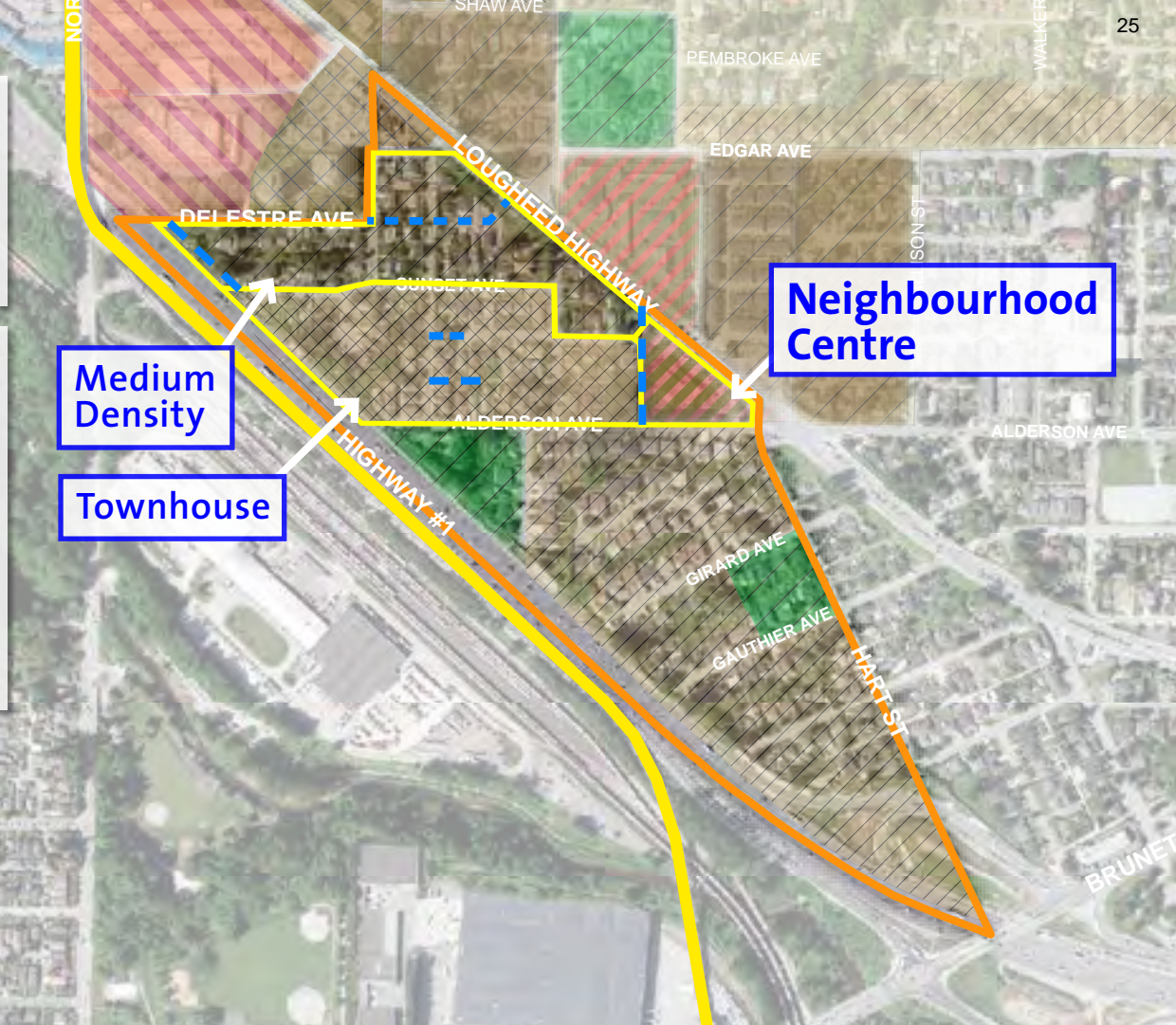
(Proposed in yellow)

- Mixed use node on Lougheed Highway at Alderson to support urban boulevard frontages
- Medium Density to improve transition and complete transportation improvements
- Townhouse to complete transition and provide more housing choice

Medium Density

Townhouse

Neighbourhood Centre

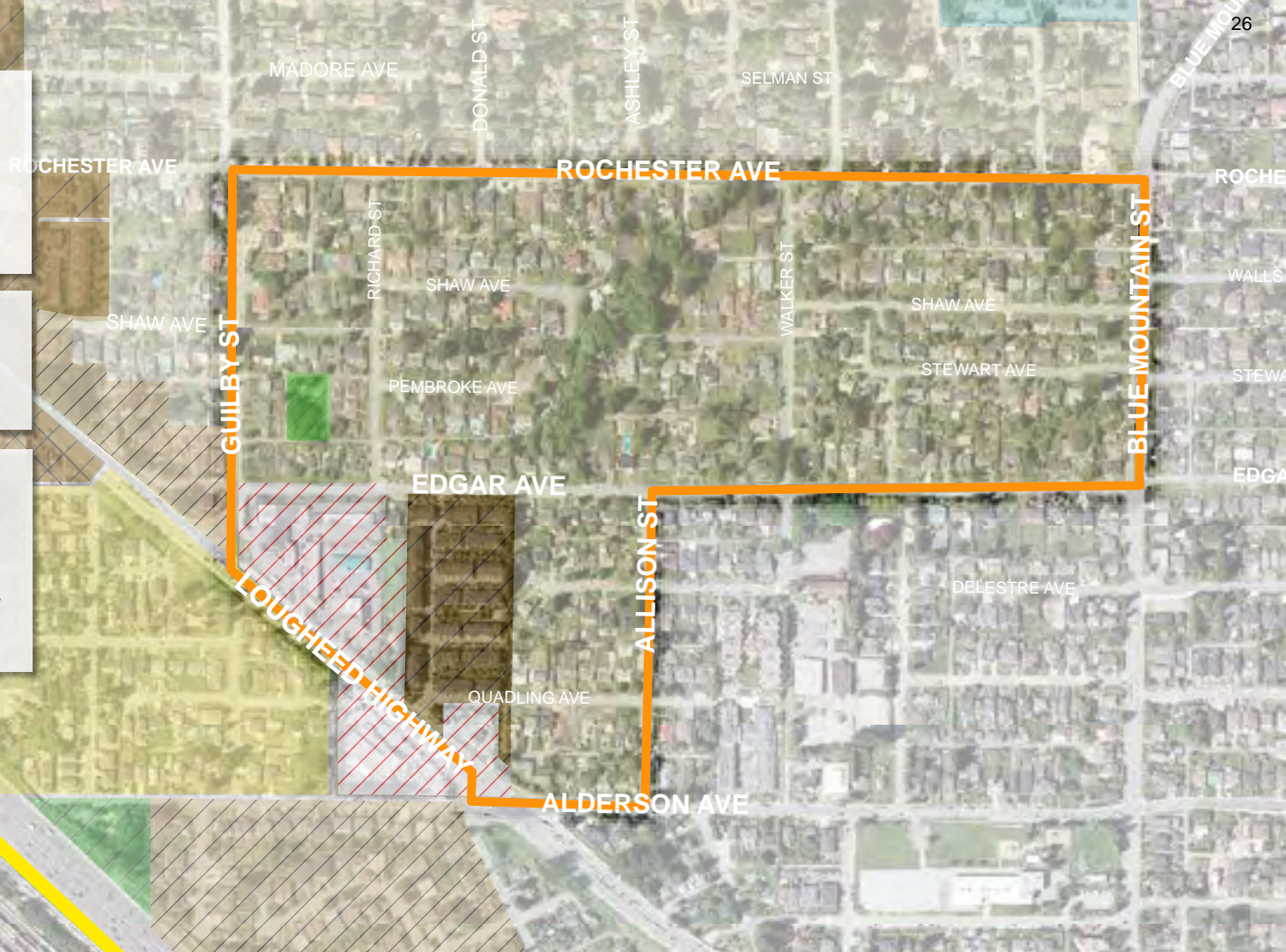


Sub-Area I: Edgar

(Existing)

Feedback:
Support for change in southern area

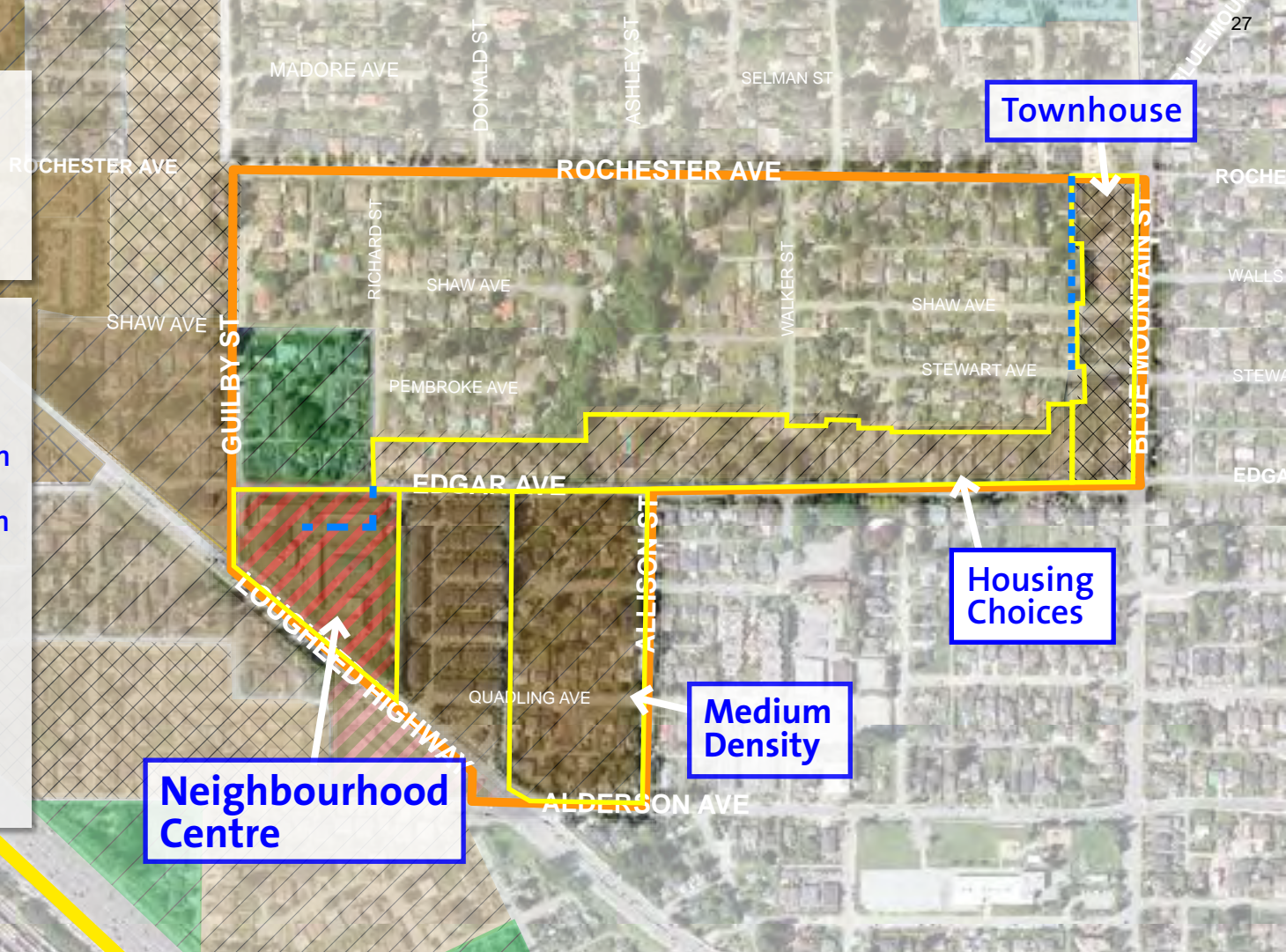
- Themes:**
- *Improve walking and cycling infrastructure*
 - *Preserve environment & parks*



Sub-Area I: Edgar

(Proposed in yellow)

- Medium Density to reflect designations west of Allison Street
- Housing Choices north of Edgar Avenue to improve the transition to the established neighbourhood
- Townhouse to improve Blue Mountain Street
- Mixed use node on Loughheed Highway



Townhouse

Housing Choices

Medium Density

Neighbourhood Centre

Sub-Area J: West Austin

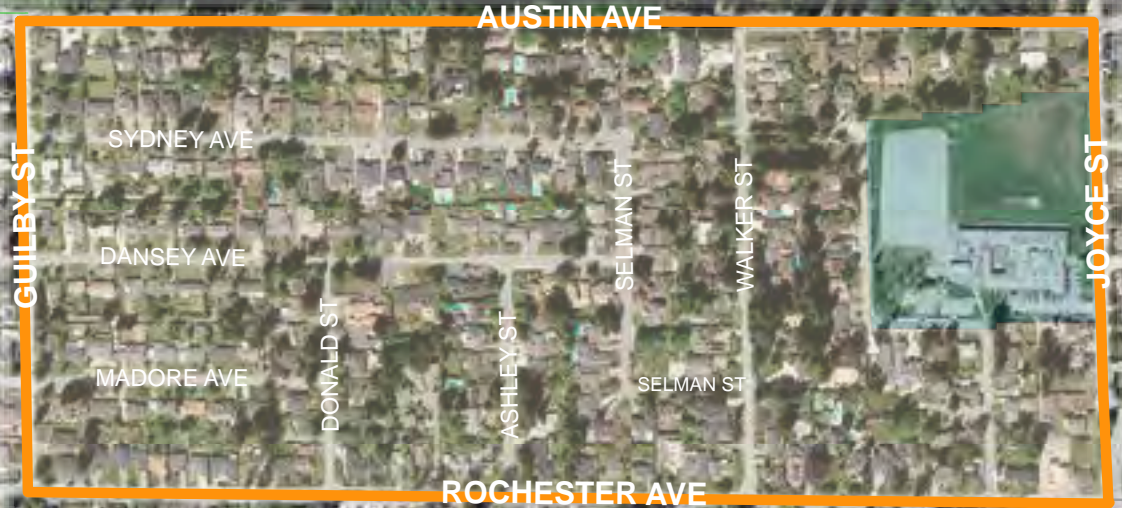
(Existing)

Feedback:

Support Option 1 - no change

Themes:

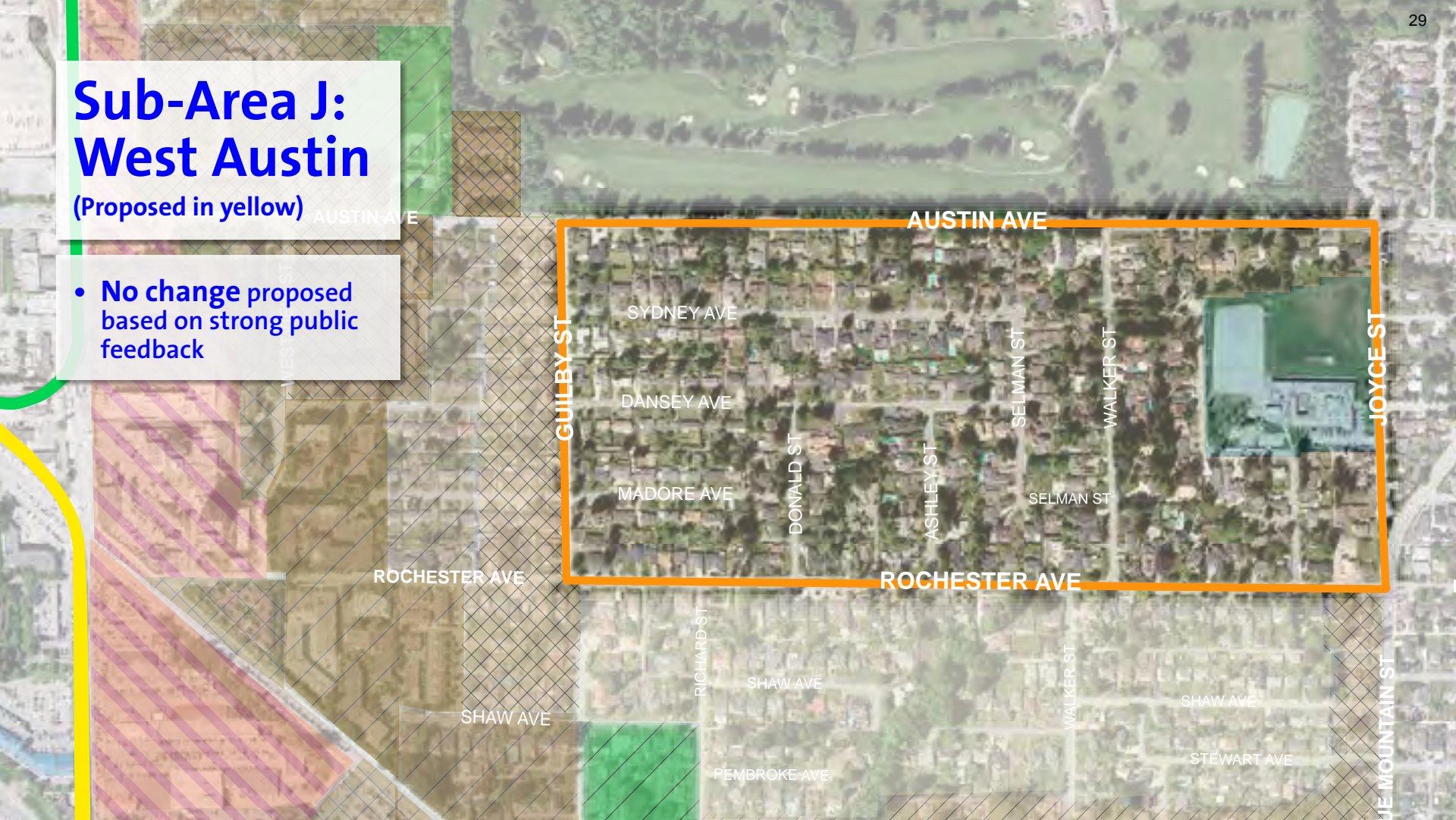
- *Address traffic concerns*
- *Manage parking concerns*
- *Ensure safety and security*
- *Improve cycling infrastructure*
- *Maintain a quiet and peaceful neighbourhood*



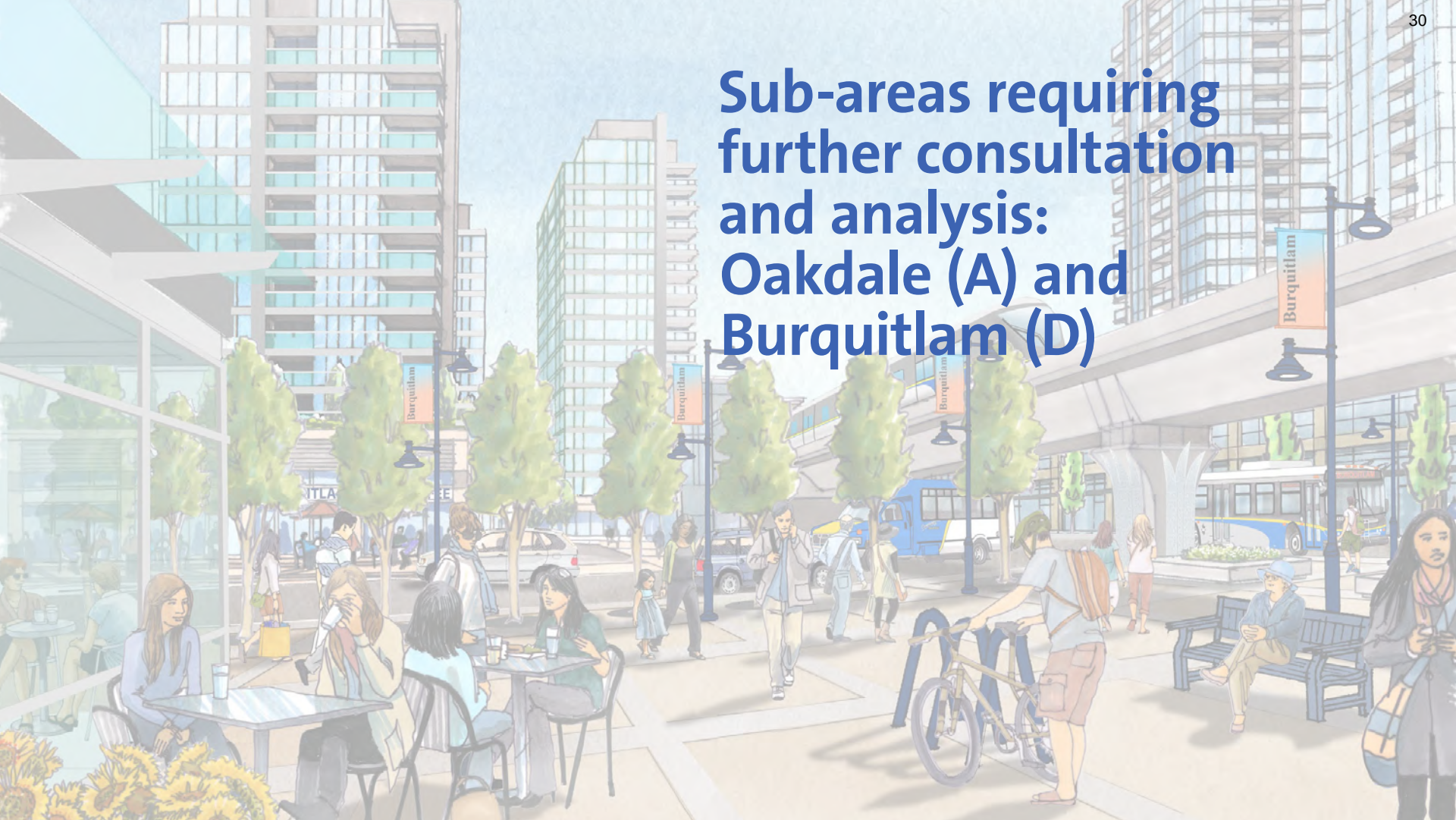
Sub-Area J: West Austin

(Proposed in yellow)

- **No change proposed based on strong public feedback**



Sub-areas requiring further consultation and analysis: Oakdale (A) and Burquitlam (D)



Sub-Area A: Oakdale

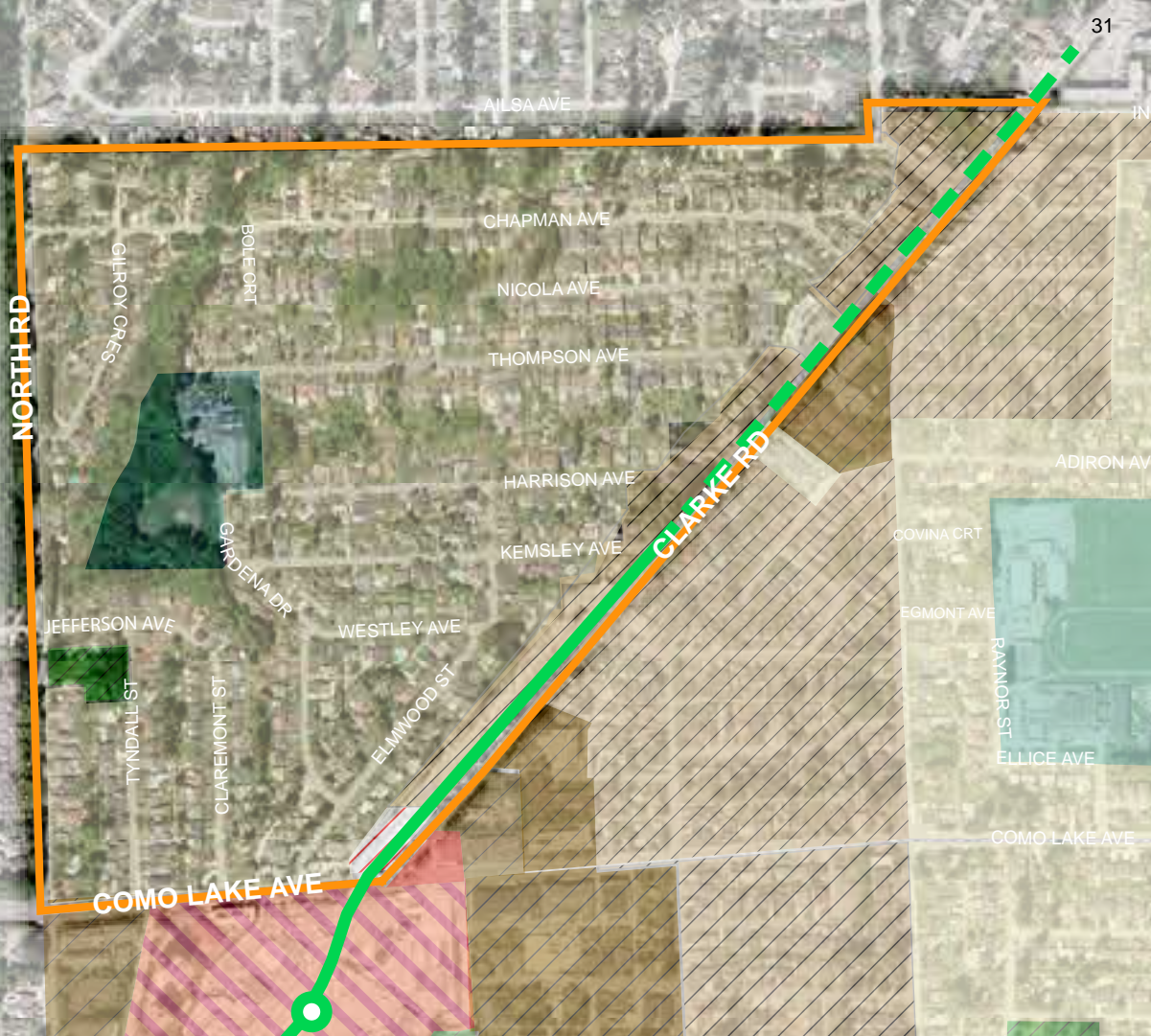
(Existing)

Feedback:

Varying; overall higher preference for change, with support for minimal change and no change split equally.

Themes:

- Provide affordable housing
- Address traffic concerns
- Manage parking concerns



Sub-Area A: Oakdale

(Existing)

Context:

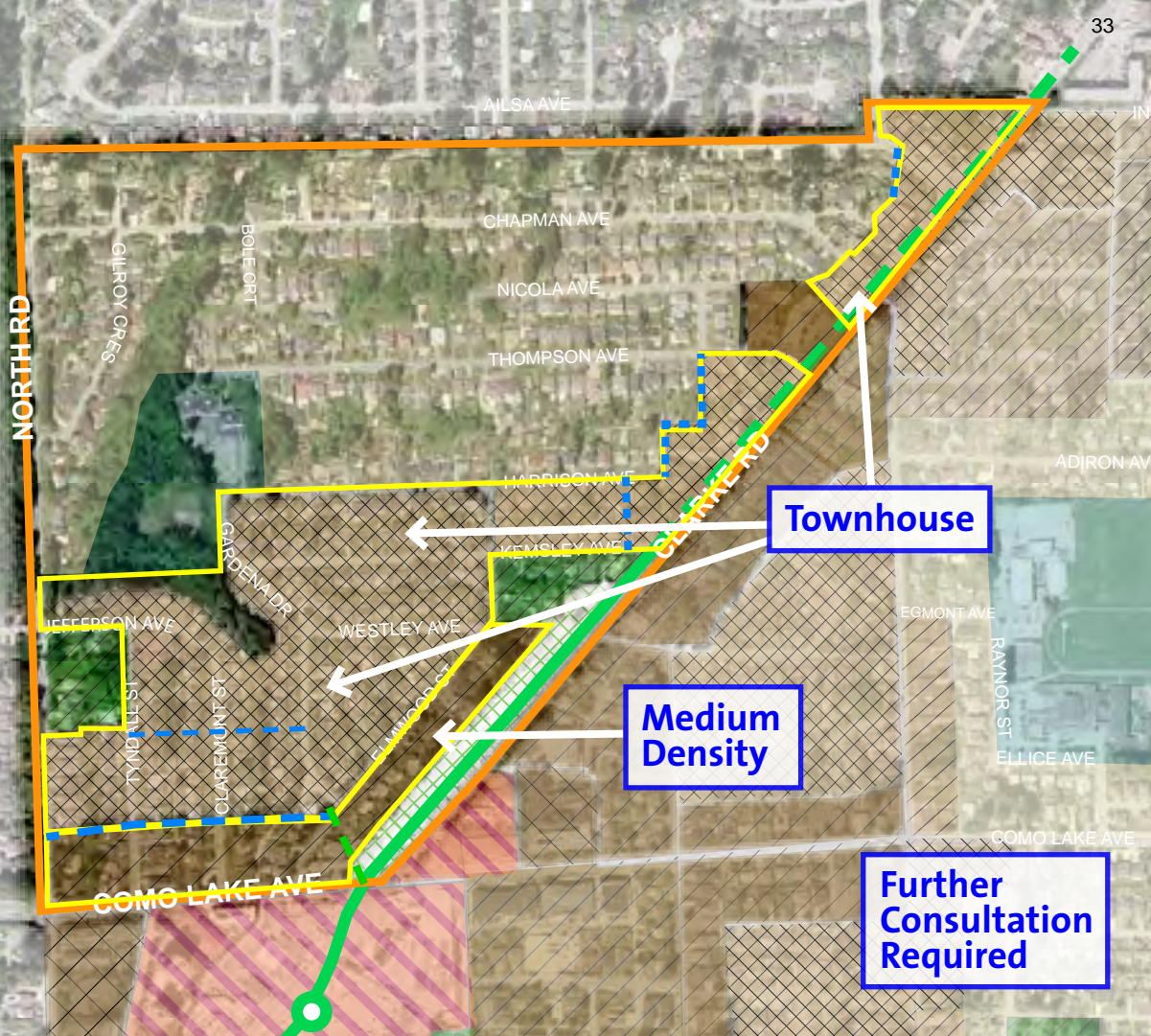
- Distinct single family area in Shoulder, adjoining Port Moody to the north.
- Access & edge issues along Como Lake Avenue & Clarke Road.
- Lower third of Oakdale is within 5-7 minute walk of SkyTrain Station.
- Opportunity for low-rise development that addresses edges and provides townhousing as transition.
- Builds on options 2 and 3.



Sub-Area A: Oakdale

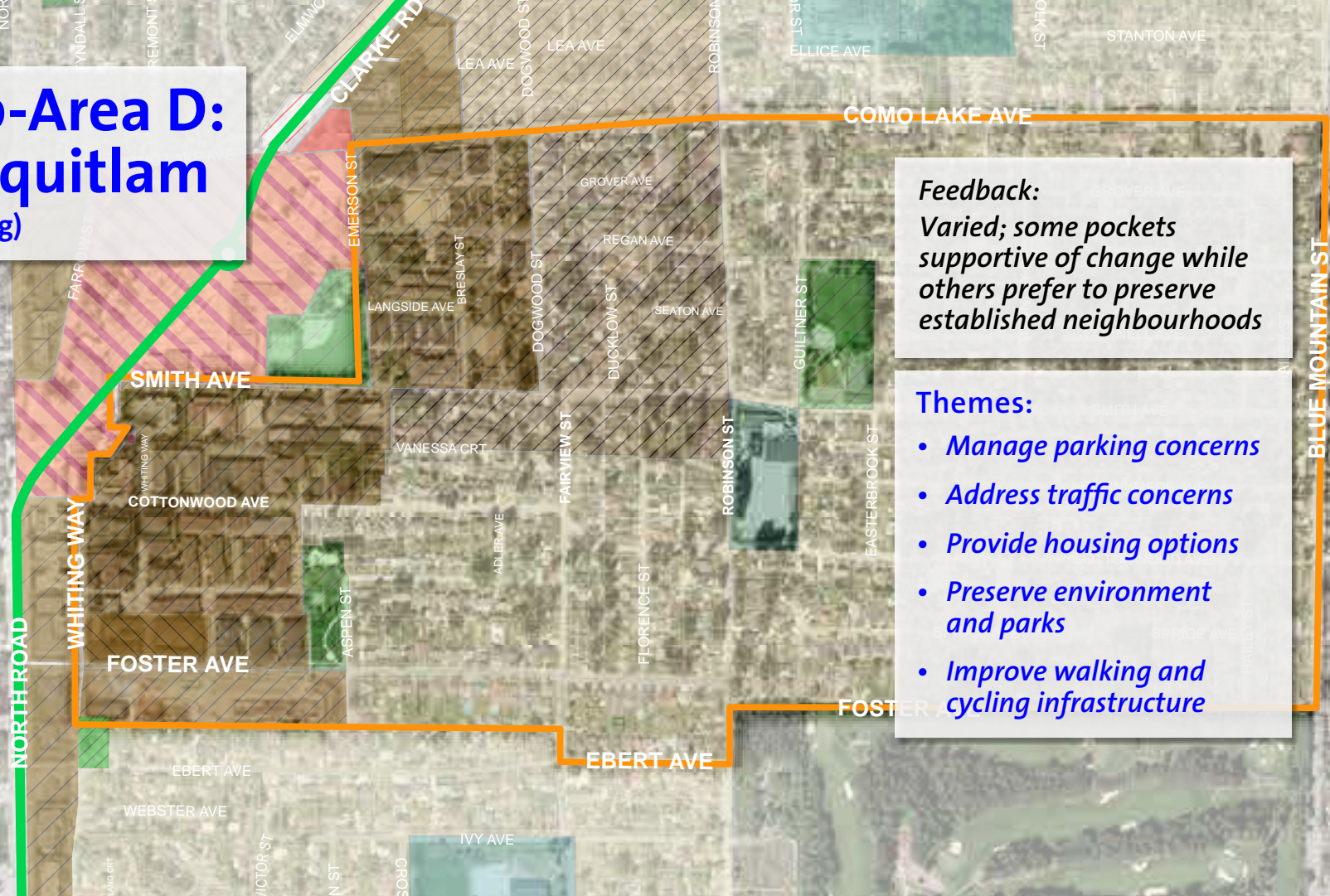
(Proposed in yellow)

- Medium Density along Como Lake Avenue & southern portions of Clarke Road to reflect development across the street
- Townhouses to west & north to improve the transition & provide more housing choice
- Park & amenity changes to support development



Sub-Area D: Burquitlam

(Existing)



Feedback:
Varied; some pockets supportive of change while others prefer to preserve established neighbourhoods

- Themes:**
- *Manage parking concerns*
 - *Address traffic concerns*
 - *Provide housing options*
 - *Preserve environment and parks*
 - *Improve walking and cycling infrastructure*

Sub-Area D: Burquitlam

(Proposed in yellow)

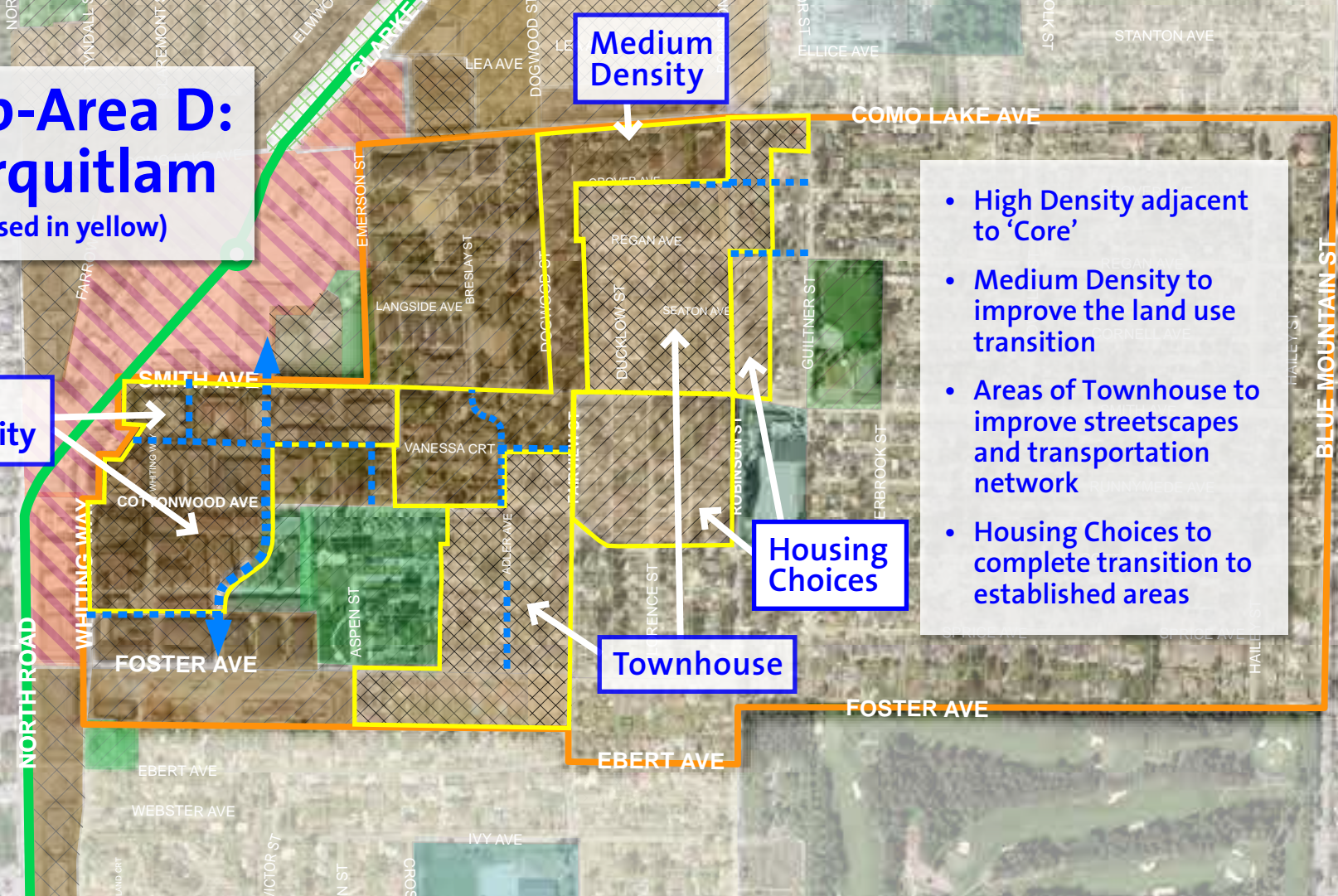
Medium
Density

High
Density

Housing
Choices

Townhouse

- High Density adjacent to 'Core'
- Medium Density to improve the land use transition
- Areas of Townhouse to improve streetscapes and transportation network
- Housing Choices to complete transition to established areas



Sub-Area D: Burquitlam

(Proposed in yellow)

YMCA Site

SMITH AVE

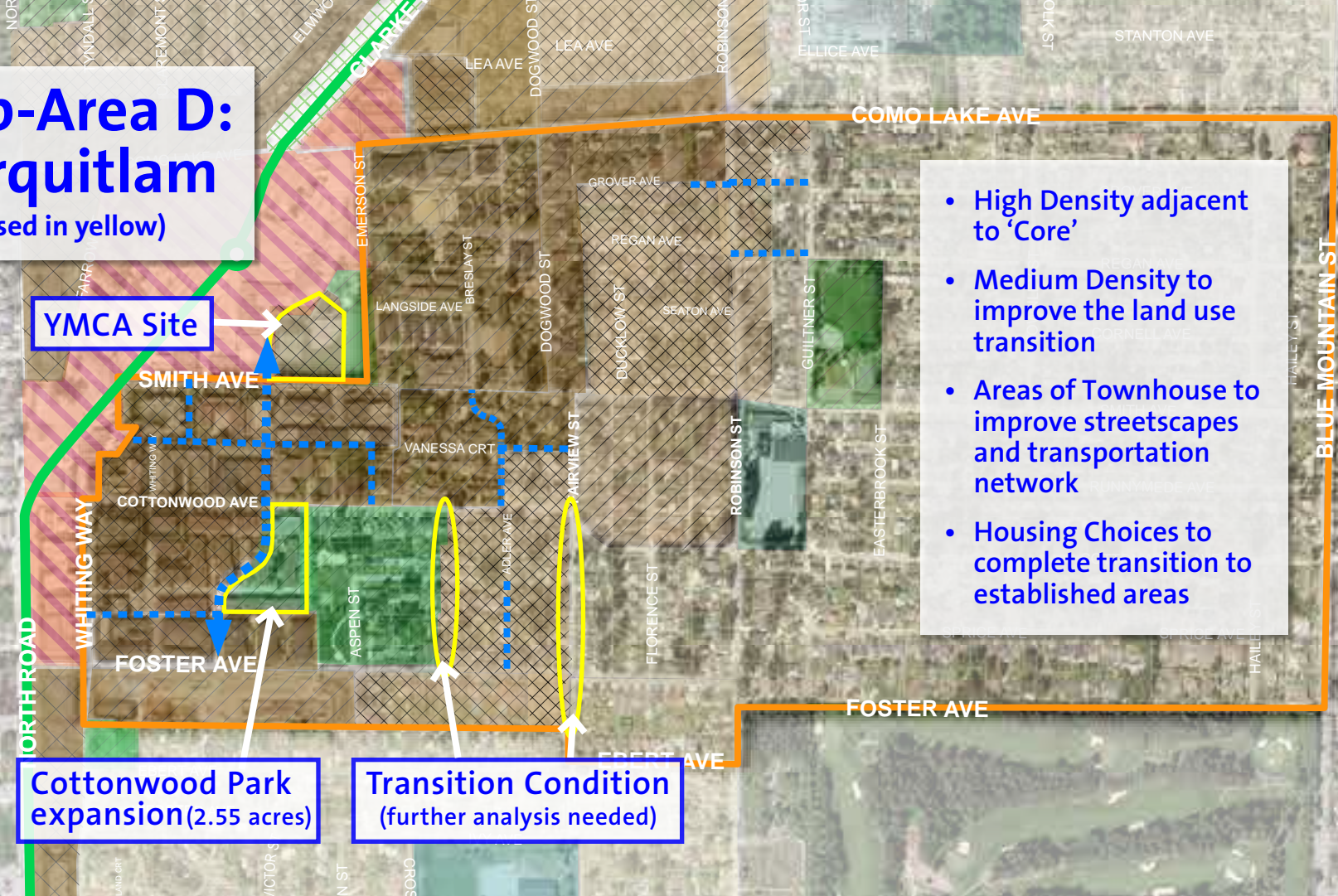
COTTONWOOD AVE

FOSTER AVE

Cottonwood Park expansion (2.55 acres)

Transition Condition (further analysis needed)

- High Density adjacent to 'Core'
- Medium Density to improve the land use transition
- Areas of Townhouse to improve streetscapes and transportation network
- Housing Choices to complete transition to established areas





Burquitlam Station: Today



Burquitlam Station: Future

Next Steps

- **Consult further with Oakdale and Burquitlam stakeholders**
- **Develop one preferred Land Use Concept**
- **Prepare draft Plan including Parks, Servicing Assessment, and Streetscaping**
- **Present Land Use Concept & draft Plan to Council - Fall 2016**
- **Phase 3 - Public Consultation - late 2016**
- **Present Plan to Council for bylaw consideration by early 2017**