



City of Coquitlam

# Burquitlam-Lougheed Neighbourhood Plan

*Land Use Concepts*

October 19, 2015

# Burquitlam Station Today



# Burquitlam Station Future



Illustrated concept - may not reflect ultimate development form

# Process to Date

## Technical Analysis

- Review existing policies
- Review development trends
- Market analysis
- Draft amenity concepts
- Transportation modeling
- Develop vision and guiding principles
- Develop draft land use concepts



# Process to Date

## Consultation to date

- Met with community and stakeholder groups
- Three PAG meetings
- On-line survey - 217 submissions
- Illustrated video - over 2,400 views on YouTube and Facebook
- Mailout with over 10,000 flyers
- Two public information open houses - 420 attendees
- Commercial Property Owners Workshop



# Vision and Guiding Principles

## Plan Vision

Burquitlam-Lougheed offers a range of housing options, local employment and social interaction opportunities, with high quality parks, streetscapes, and community amenities. Connected locally and regionally, people move efficiently by transit, walking, cycling and vehicles.

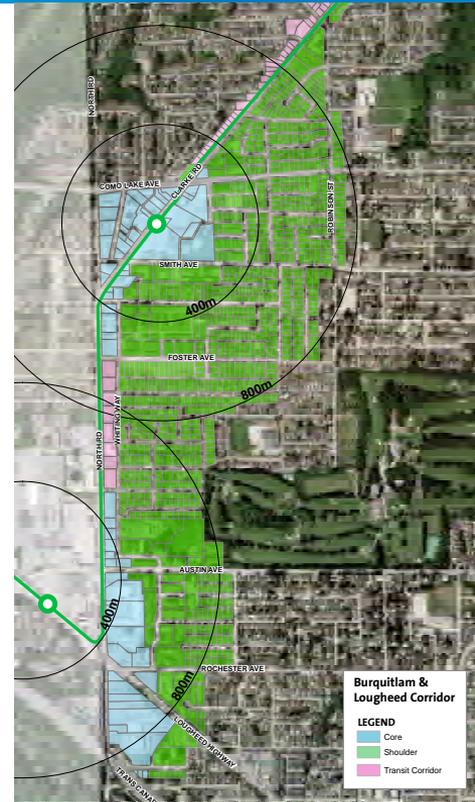
- Plus six Guiding Principles



# Transit Oriented Development Strategy

## Implement the TDS

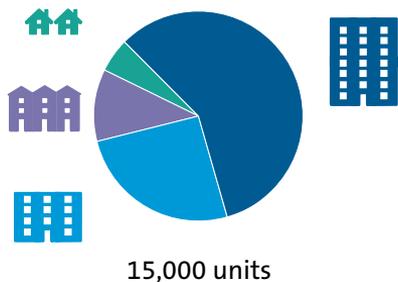
- TDS provides over-arching direction
- BLNP will build on the TDS goals and objectives
- Support transit-oriented neighbourhoods
- Guide locally appropriate growth



# Making Projections

## Theoretical Capacity vs. Expected Reality

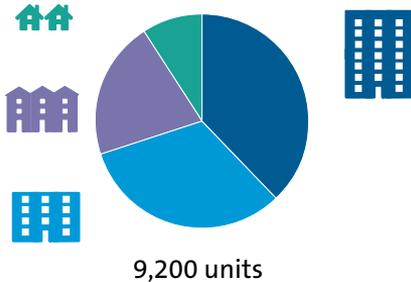
### Theoretical Capacity



Additional housing units that could theoretically be built under full build-out of existing land uses.

Timeline is unknown

### Expected Reality to 2041

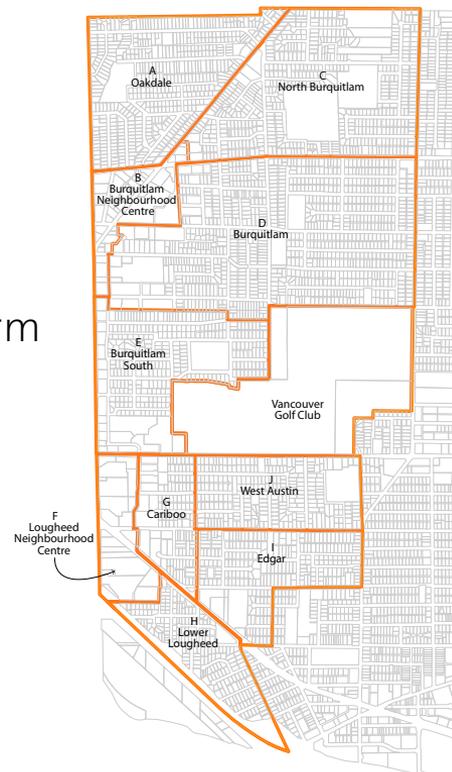


Projection of new potential units that could be needed based on people who would like to move to the area by 2041.

- Increasing the capacity does not increase the market demand but improves our ability to better manage growth.
- Increasing the land use capacity also provides increased options for housing mix, amenities and an improved relationship between housing types.
- Increase flexibility while providing certainty where new growth will occur
- Periodic review and check-ups

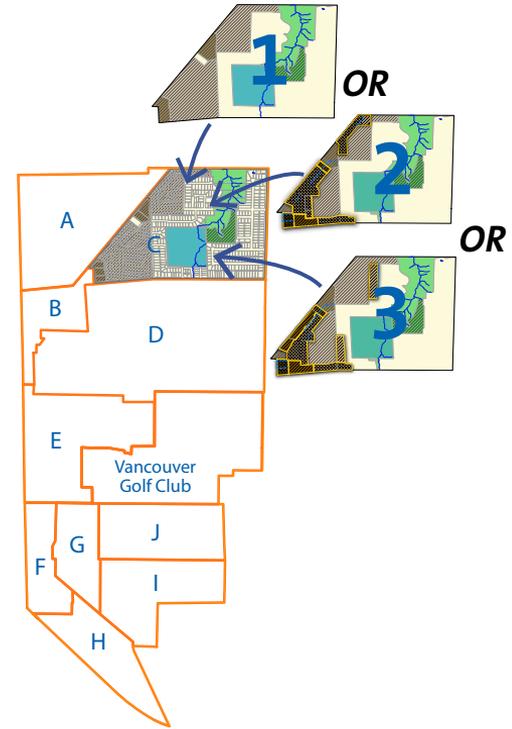
# Neighbourhood Based Planning

- The Burquitlam-Lougheed planning area has been divided into ten sub-areas
- Recognizes their unique context, range of land uses and building form
- Provides for a focused discussion of land use change concepts
- Allows for a neighbourhood focused planning process



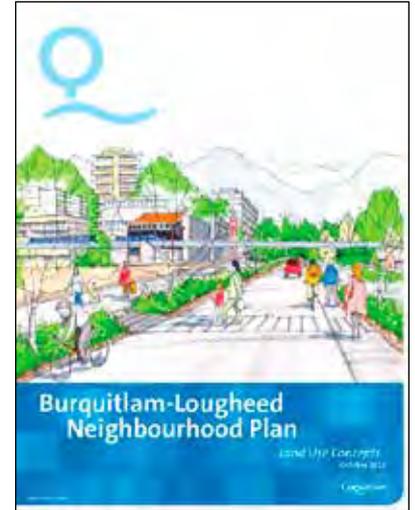
# Neighbourhood Based Planning (NBP)

- Mix and match different options
- Focus on how new growth is best located and integrated
- Provide for different levels of change in different sub-areas that can be evaluated independently



# Land Use Concepts

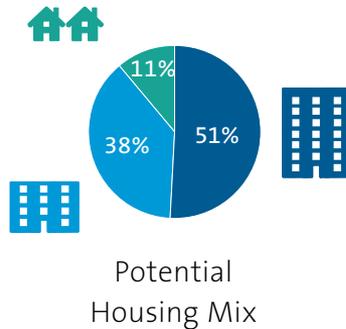
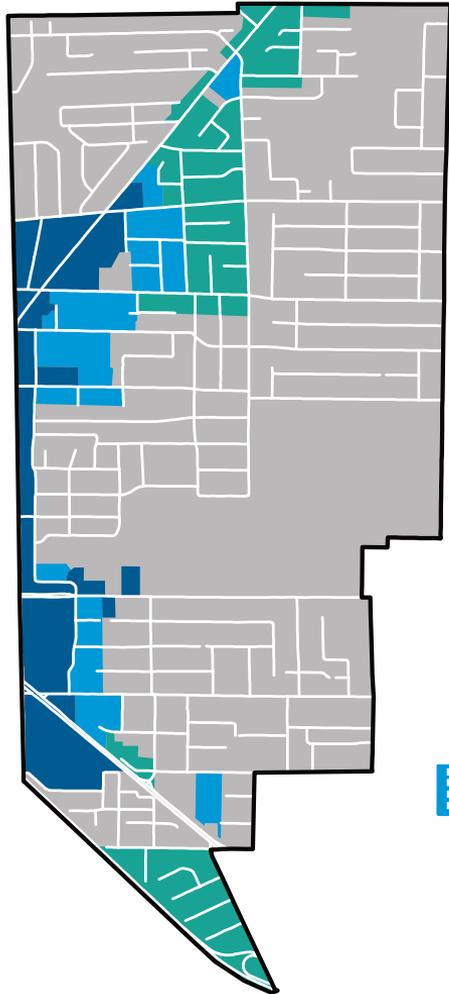
- Flexibility to respond to changing conditions
- Certainty for where and how development will occur
- Diversity of housing types to meet the needs of a range of families
- Opportunity for unique choices not available elsewhere
- Ability for more townhouses



# Built Form Concept

## Possible amalgamation of NBP Approach 1 (For illustrative purposes)

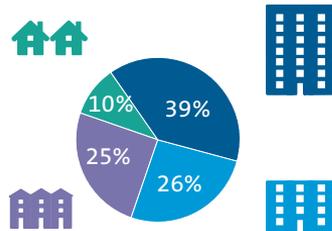
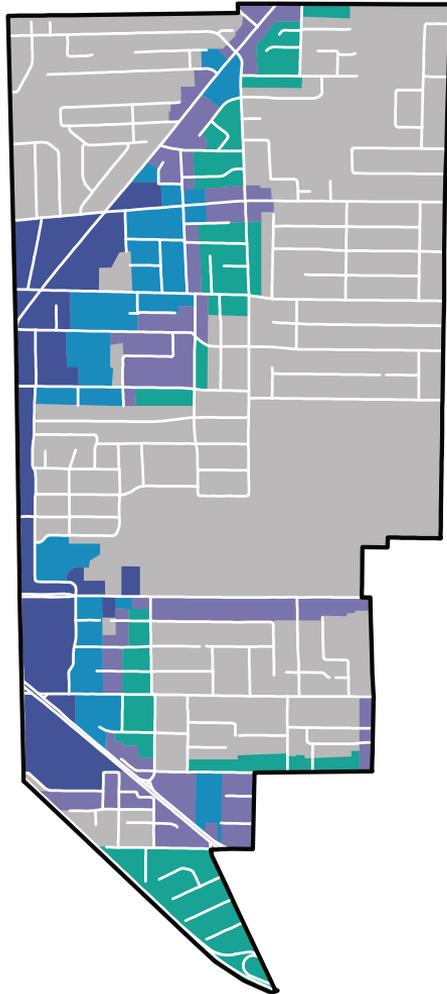
- Potential redevelopment focused into 25% of plan area
- Adds potential growth capacity for 1,000 units
- Limited opportunity for new street grid network
- Fewer neighbourhood greenways



# Built Form Concept

## Possible amalgamation of NBP Approach 2 (For illustrative purposes)

- Potential redevelopment focused into 34% of plan area
- Adds potential growth capacity for 5,000 units
- Improved land use transition
- Greater opportunity for new street grid network
- Wider opportunity for neighbourhood greenways

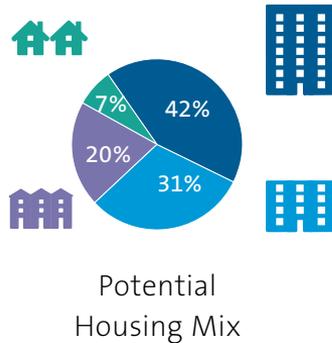
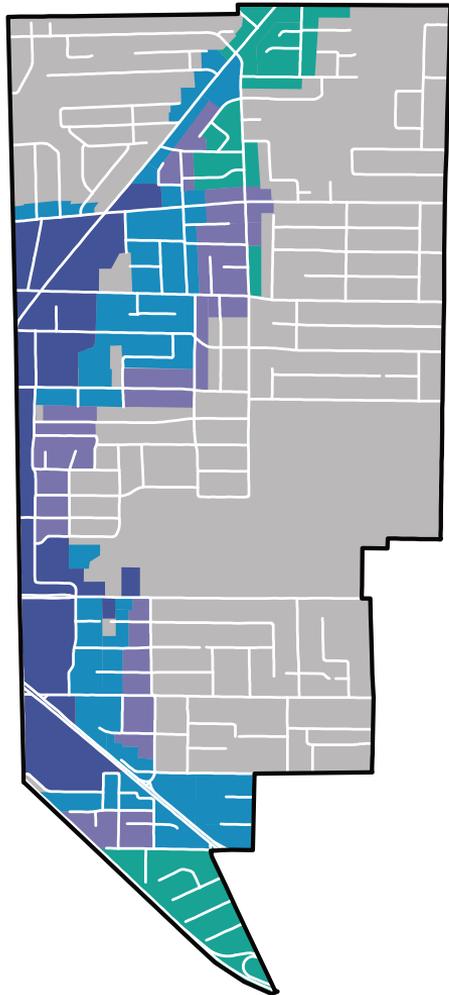


Potential  
Housing Mix

# Built Form Concept

## Possible amalgamation of NBP Approach 3 (For illustrative purposes)

- Potential redevelopment focused into 36% of plan area
- Improved land use transition
- Adds potential growth capacity for 10,000 units
- Wider opportunity for new street grid network
- Greater opportunity for neighbourhood greenways



# Transportation Approach

## Promoting Sustainable Transportation Choices & Design Principles

- Build on the Evergreen Line investment to support sustainable transportation (transit, cycling, and walking)
- Improve the transportation network to support growth
- Provide more street connections and an upgraded infrastructure
- Establish a street grid that minimizes travel distances to enhance connectivity and walkability with short blocks
- Manage parking effectively



# Parks Approach

## Parks and Recreation

- PRC draft Master Plan has Citywide focus
- Detailed neighbourhood inventory and evaluation undertaken
- New parks and facilities being planned to support growth
- Partner with YMCA to deliver a Community Recreation Centre



# Parks Approach

## Parks and Recreation

- DCC revenue will be collected over time to purchase land for new or expanded parks plus park improvements
- Approximately 10 hectares (25 acres) of new parkland is proposed based on expected growth
- Specific locations still under analysis, to be confirmed in Phase 3
- Opportunity to negotiate additional amenities through development



# Phase 2 Public Consultation Plan

- Two Public Information Open Houses (November 14 & 17)
- An on-line survey
- A workshop with the PAG
- Meetings with community and stakeholder groups ( e.g., Oakdale Neighbourhood Association and Burquitlam Community Association)



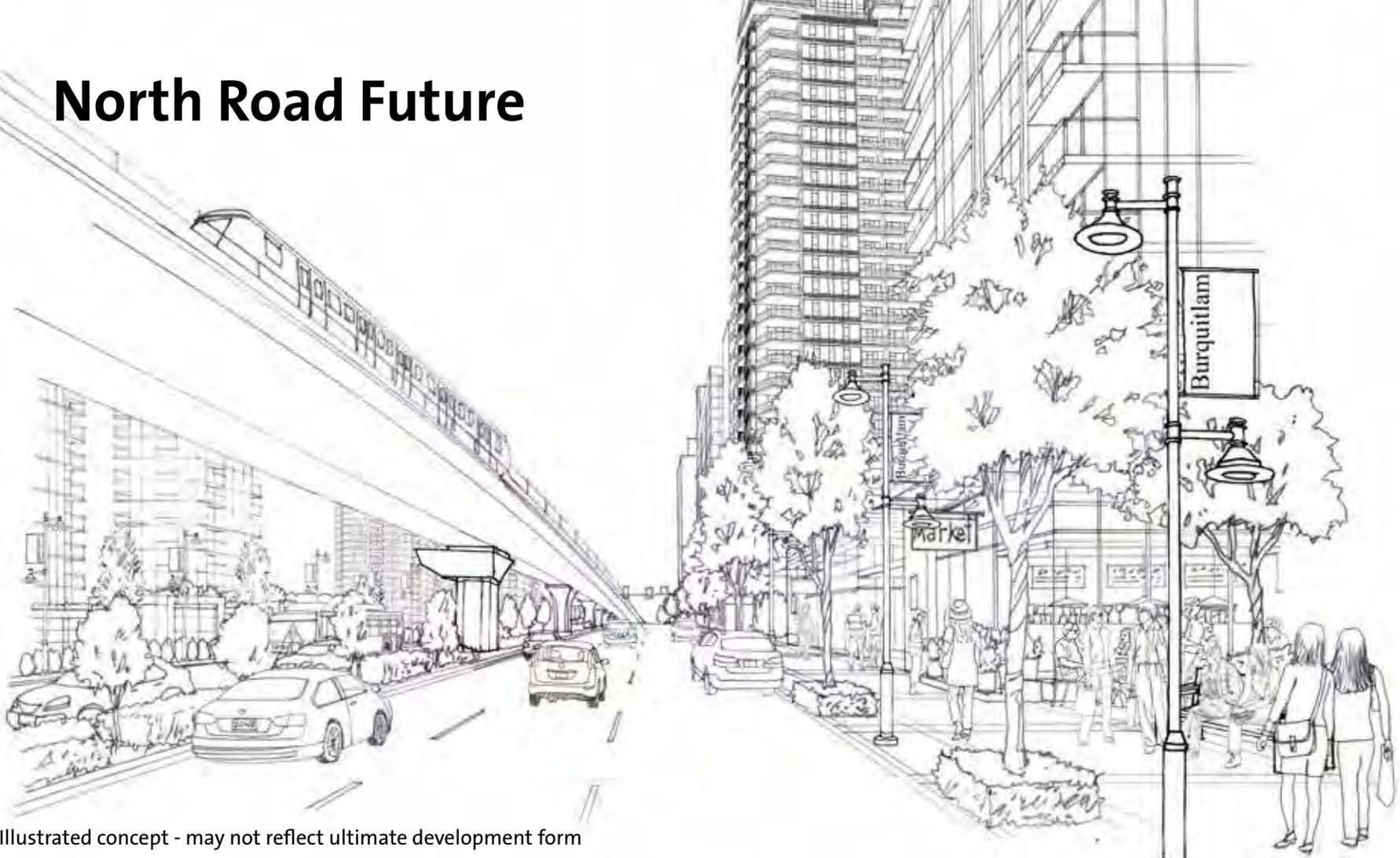
# Next Steps

- Report on results of public consultation - late 2015/early 2016
- Develop one preferred land use concept and present to Council
- Complete transportation modeling and parking analysis
- Prepare draft plan including Parks, Amenities and Servicing Assessment
- Phase 3 - Public Consultation - Spring 2016
- The final updated BLNP is anticipated to be presented to Council by mid-2016

# North Road Today



# North Road Future



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