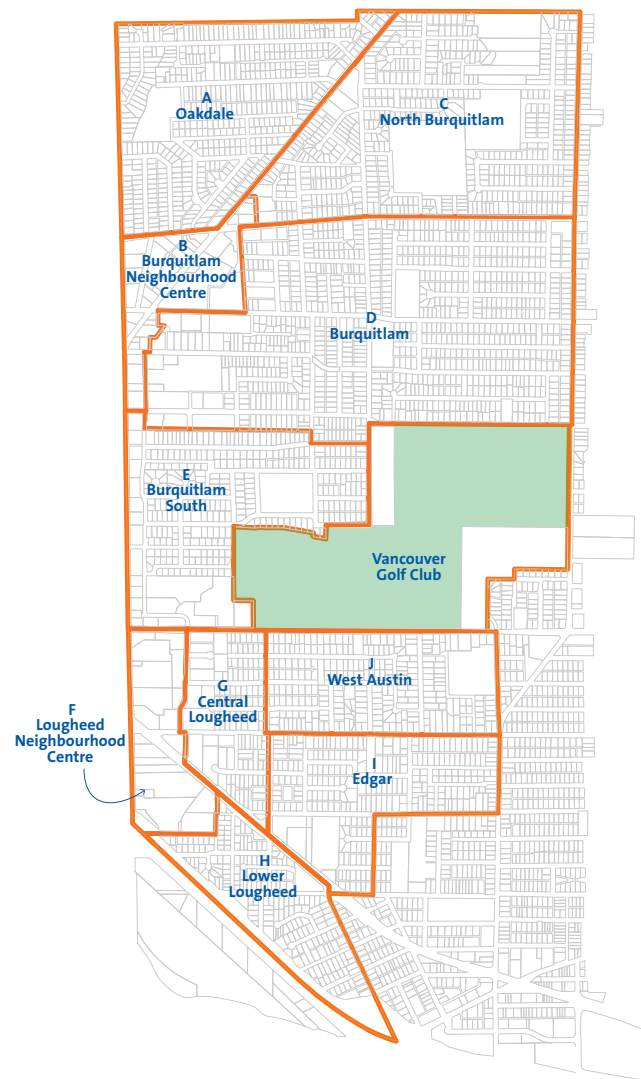


# Neighbourhood-Based Planning Approach

## Ten Sub-Areas

As a planning exercise, so we can better discuss your ideas, the Burquitlam-Lougheed area has been divided into ten Sub-Areas to:

- Recognize their unique context, land uses, and building form;
- Provide for easier discussion of different potential land use concepts; and
- Allow for a neighbourhood-based planning process.



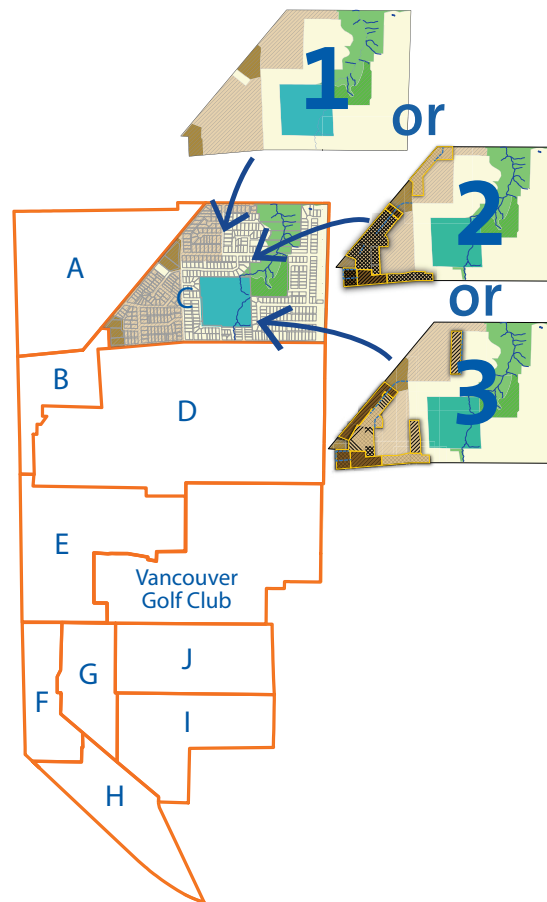
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# Potential Land Use Concepts

## Potential Concepts for each Neighbourhood Sub-Area

The Land Use Options are based on a blending of public feedback to date, existing conditions, development trends, market study and technical analysis and provide a practical approach for managing growth and change in the BLNP area.

- Allows for a range of potential land use options for each area to be evaluated independently.
- The individual options for each Sub-Area can be mixed and matched.
- Provide a flexible framework to respond to changing conditions.
- Provide different opportunities to manage and accommodate growth.
- Meet the needs of diverse families, with a range of housing types.



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# Land Use Explanations

The land uses shown in these potential concepts identify the future use, building type and density that a property can have.

The location of these land uses is shown on the following Sub-Area panels.

## Transit Village Commercial

- Vibrant community hub.
- Mix of uses including high-rise residential, retail and commercial uses, and professional services.
- Range of public amenities.
- No height limit, (based on zoning)



## Urban Quarter

- Similar to Transit Village Commercial.
- Mixed-use commercial and residential.
- High-density, mid-rise building forms.
- Usually 4 to 8 floors.



## Neighbourhood Centre

- Mixed-use commercial and residential.
- Medium-density and mid-rise form.
- Up to 6 storeys.



## General Commercial

- Mix of small shopping plazas and larger shopping facilities.
- Medium-density and mid-rise form.
- Usually 1 or 2 floors.



## Service Commercial

- Low-density highway or auto-oriented commercial uses.
- Low-density.
- Usually 1 or 2 floors.



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# Land Use Explanations

## Neighbourhood Attached Residential

- Small-scale, low-density, ground-oriented housing types.
- Either attached or detached forms.
- Up to 4 units per lot, depending on lot size.



## Townhouse

- Attached, ground-oriented housing types in townhouse or rowhouse form.
- 2 to 3 storeys.



## Low-Density Apartment

- Low-rise, multi-family housing including townhouse and low-rise apartments.
- Up to 3 storeys.



## Medium-Density Apartment Residential

- Variety of multi-family housing types including townhouses, stacked townhouses, and apartment buildings.
- From 4 to 8 storeys.



## High-Density Apartment Residential

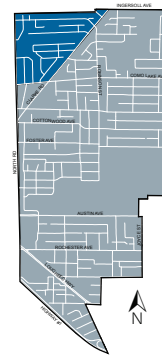
- Apartment developments in tower form, generally near neighbourhood centres.
- No height limit (based on zoning).



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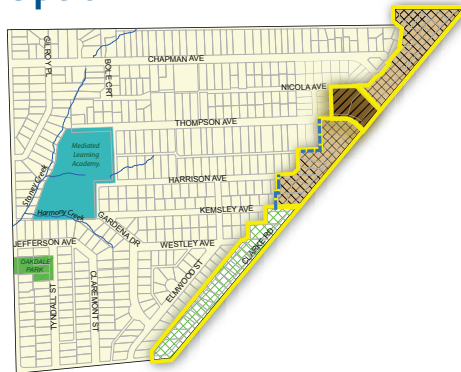
# Sub-Area A Oakdale

## Option 1



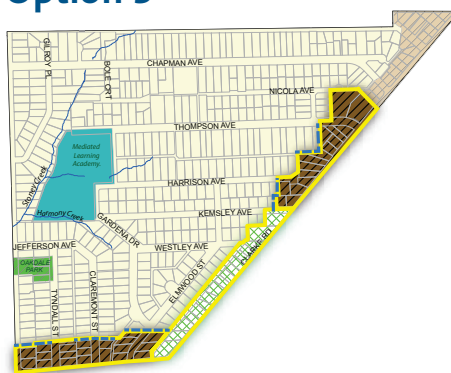
- Maintain current land use plan.
- Focus development into existing Burquitlam 'Core' area along Clarke Road.
- Add Civic and Major Institutional land use to Evergreen Line tunnel portal.

## Option 2



- Provide opportunities for family-friendly townhouses on Clarke Road.
- Improve streetscape and sidewalks along Clarke Road.
- Improve land use transition along Clarke Road.
- Expand Oakdale Park. Consider opportunities to provide a new park near Kemsley Avenue and Clarke Road.

## Option 3



- Add Medium Density Apartment areas along Como Lake Avenue and Clarke Road.
- Improve streetscape and sidewalks along Clarke Road and Como Lake Avenue.
- Improve land use transition across Clarke Road and Como Lake Avenue.
- Expand Oakdale Park.
- Consider a new park near Kemsley Avenue and Clarke Road.

Legend					
	Proposed Land Use Change		Compact One Family		Parks and Recreation
	Potential New Street / Lane Connection		School		Natural Areas
	One Family Residential		Civic and Major Institutional		Transit Village Commercial
			Extensive Recreation		Urban Quarter
			Neighbourhood Centre		Service Commercial
			General Commercial		Neighbourhood Attached Residential
			Townhouse		Low Density Apartment Residential
			Low Density Apartment Residential		Medium Density Apartment Residential
			Medium Density Apartment Residential		High Density Apartment Residential

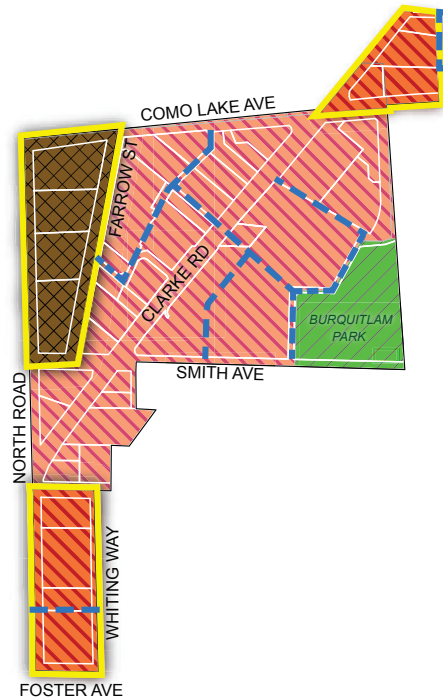
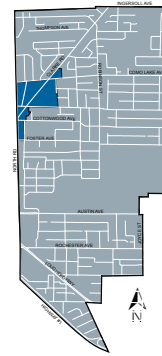
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# Sub-Area B

## Burquitlam Neighbourhood Centre

For Sub-Area B, all options have the same land use concept

(Based on existing Land Use Plans and the TDS)



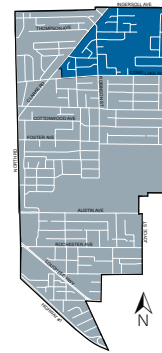
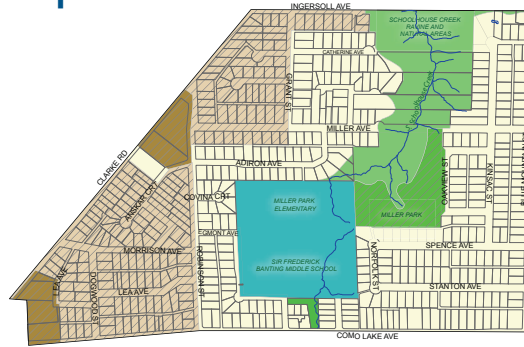
- New areas of mixed-use commercial on North Road and at Clarke Road and Como Lake Avenue.
- High Density Apartment Residential between Farrow Street and North Road.
- Maintain Burquitlam Neighbourhood Centre as community hub.
- Improve pedestrian environment.
- Increase density near transit corridors.
- Explore opportunities to provide public open space as part of redevelopment.
- Establish new street network with development.

Legend				
Proposed Land Use Change	Compact One Family	Parks and Recreation	Neighbourhood Centre	Townhouse
Potential New Street / Lane Connection	School	Natural Areas	General Commercial	Low Density Apartment Residential
One Family Residential	Civic and Major Institutional	Transit Village Commercial	Service Commercial	Medium Density Apartment Residential
	Extensive Recreation	Urban Quarter	Neighbourhood Attached Residential	High Density Apartment Residential

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# Sub-Area C North Burquitlam

## Option 1



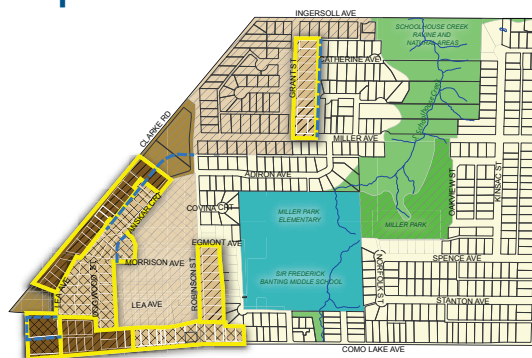
- Maintain current land uses.
- Focus development into existing Burquitlam 'Core' area (i.e. near intersection of Clarke Road and Como Lake Avenue).
- Modest streetscape improvements.

## Option 2



- New High and Medium Density Apartment Residential on Como Lake Avenue close to the Burquitlam core.
- New areas of Townhouses along Como Lake Avenue and Clarke Road.
- Improve streetscapes and pedestrian environment.
- New apartments and townhouses require all parking on site.

## Option 3



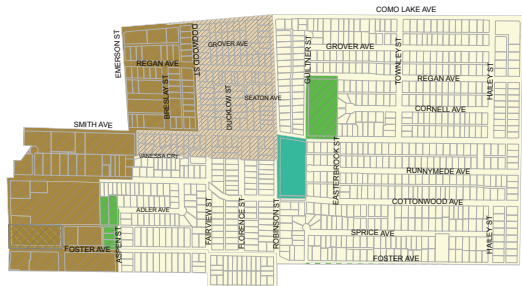
- High and Medium Density Apartment Residential on Como Lake Avenue and Clarke Road with Townhouses in behind.
- Plus new areas of Neighbourhood Attached Residential on Robison Street and Grant Street.
- Improve streetscapes and pedestrian environment.
- Explore opportunities for new park at Kemsley Avenue and Clarke Road.
- New apartments and townhouses require all parking on site.

Legend					
Proposed Land Use Change	Compact One Family	Parks and Recreation	Neighbourhood Centre	Townhouse	
Potential New Street / Lane Connection	School	Natural Areas	General Commercial	Low Density Apartment Residential	
One Family Residential	Civic and Major Institutional	Transit Village Commercial	Service Commercial	Medium Density Apartment Residential	
	Extensive Recreation	Urban Quarter	Neighbourhood Attached Residential	High Density Apartment Residential	

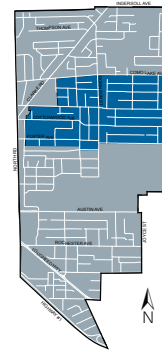
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# Sub-Area D Burquitlam

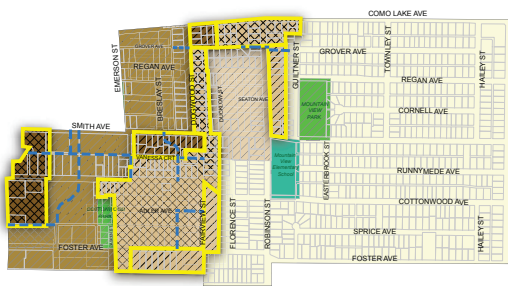
## Option 1



- Maintain current land uses.
- Focus development into existing 'Core' area.
- Modest streetscape improvements.
- No transportation network improvement.

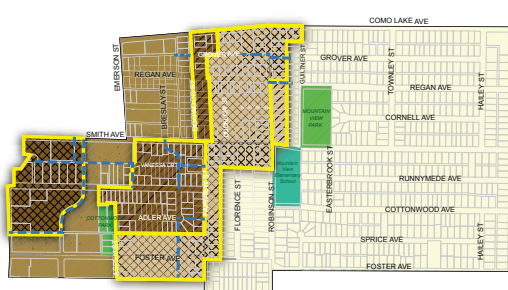


## Option 2



- New High Density Apartment area along Whiting Way, with new Medium Density areas on Como Lake Avenue and on Smith Avenue.
- Plus, new areas for Townhouses on Como Lake, Foster, Alder, and Cottonwood.
- Increase transportation connections.
- Expand and revitalize Cottonwood Park.
- New areas of Neighbourhood Attached Residential on Robinson, Foster, and Fairview.

## Option 3



- New High Density Apartment areas along Whiting Way, with new Medium Density Apartment on Dogwood, Smith, Vanessa, Cottonwood, and Alder.
- New areas for Townhouses on Como Lake, Robinson, Ducklow, Smith, Fairview, and Foster.
- Facilitate city-wide East - West Greenway.
- Expand and revitalize Cottonwood Park.

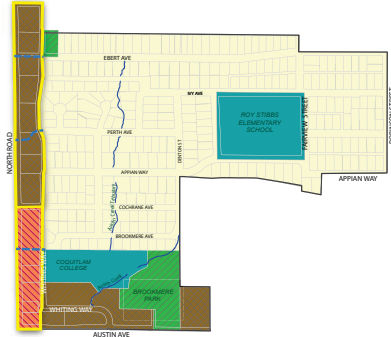
Legend			
Proposed Land Use Change	Compact One Family	Parks and Recreation	Neighbourhood Centre
Potential New Street / Lane Connection	One Family Residential	Natural Areas	General Commercial
One Family Residential	Civic and Major Institutional	Transit Village Commercial	Service Commercial
	Extensive Recreation	Urban Quarter	Neighbourhood Attached Residential
			Townhouse
			Low Density Apartment Residential
			Medium Density Apartment Residential
			High Density Apartment Residential

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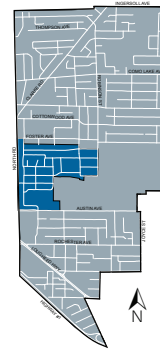


# Sub-Area E Burquitlam South

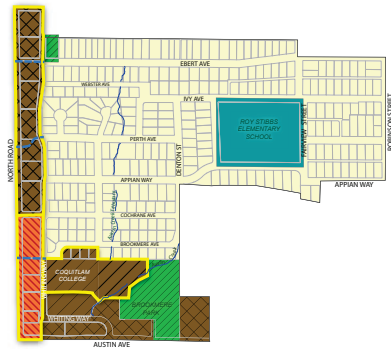
## Option 1



- New High Density and mixed-use Commercial along North Road.
- Focus development along North Road and the Evergreen Line.
- Improve streetscapes to create better pedestrian environment on North Road.
- Improve connections between North Road and Whiting Way.

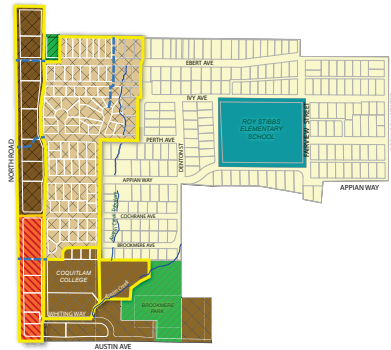


## Option 2



- New High Density and mixed-use Commercial along North Road.
- Medium Density Apartments at Coquitlam College.
- Improve streetscapes to create better pedestrian environment on North Road.
- Improve connections between North Road and Whiting Way.
- Explore opportunities to expand the Community Garden and revitalize Brookmere Park.

## Option 3



- New High Density and mixed-use Commercial along North Road.
- High Density Apartments at Coquitlam College.
- New Townhouse area east of Whiting Way.
- Improve streetscapes and pedestrian environment.
- New north-south collector street to increase transportation connectivity.
- Improve connections between North Road and Whiting Way.
- Explore opportunities to improve Austin Creek.
- Explore opportunities to expand the Community Garden and revitalize Brookmere Park.

Legend					
Proposed Land Use Change	Compact One Family	Parks and Recreation	Neighbourhood Centre	Townhouse	
Potential New Street / Lane Connection	School	Natural Areas	General Commercial	Low Density Apartment Residential	
One Family Residential	Civic and Major Institutional	Transit Village Commercial	Service Commercial	Medium Density Apartment Residential	
	Extensive Recreation	Urban Quarter	Neighbourhood Attached Residential	High Density Apartment Residential	

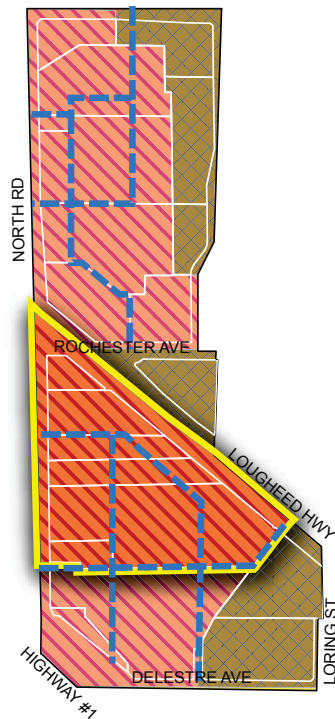
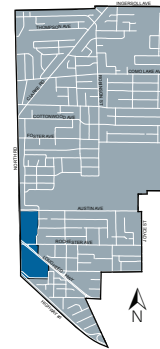
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# Sub-Area F

## Lougheed Neighbourhood Centre

**For Sub-Area F, all options have the same land use concept**

(Based on existing Land Use Plans and the TDS)



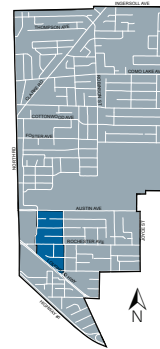
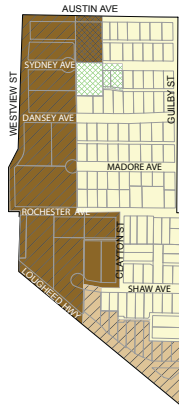
- New mixed-use Commercial area to reflect the plan principles and market realities.
- Land use designation consistency.
- No increase in density.
- Improve streetscapes and pedestrian environment.
- Explore opportunities to provide public open space as part of redevelopment.
- Establish new street network with development.
- Widen North Road to three lanes from Delestre Avenue to Austin Avenue.
- Improve North Road / Delestre Avenue intersection.

Legend				
 Proposed Land Use Change	 Compact One Family	 Parks and Recreation	 Neighbourhood Centre	 Townhouse
 Potential New Street / Lane Connection	 School	 Natural Areas	 General Commercial	 Low Density Apartment Residential
 One Family Residential	 Civic and Major Institutional	 Transit Village Commercial	 Service Commercial	 Medium Density Apartment Residential
	 Extensive Recreation	 Urban Quarter	 Neighbourhood Attached Residential	 High Density Apartment Residential

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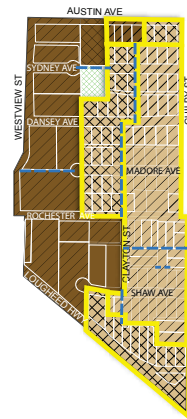
# Sub-Area G Central Lougheed

## Option 1



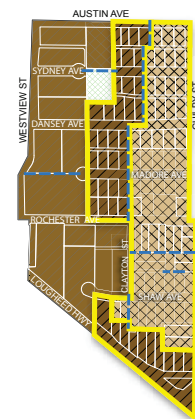
- Maintain current land uses.
- Modest streetscape improvements.
- No transportation network improvement.

## Option 2



- New Medium Density Apartment and Townhouses area on Austin Avenue.
- Townhouses and Neighbourhood Attached Residential west of Guilby Street.
- Improve streetscapes and pedestrian environment.
- Townhouses along Lougheed Highway.
- Supports an expanded Guilby Park.

## Option 3



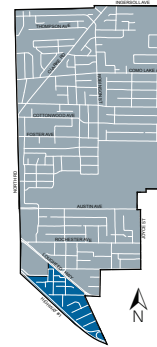
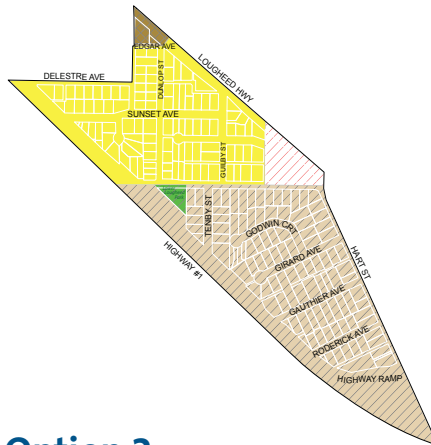
- Extend existing Medium Density Apartment area to the east and along Lougheed Highway.
- Add Townhouses west of Guilby Street.
- Improve streetscapes and pedestrian environment.
- Provide more opportunities for family-friendly, ground-oriented housing.
- Increase east-west transportation connections.
- Supports an expanded Guilby Park.

Legend			
Proposed Land Use Change	Compact One Family	Parks and Recreation	Neighbourhood Centre
Potential New Street / Lane Connection	School	Natural Areas	General Commercial
One Family Residential	Civic and Major Institutional	Transit Village Commercial	Service Commercial
	Extensive Recreation	Urban Quarter	Neighbourhood Attached Residential
		Townhouse	Low Density Apartment Residential
			Medium Density Apartment Residential
			High Density Apartment Residential

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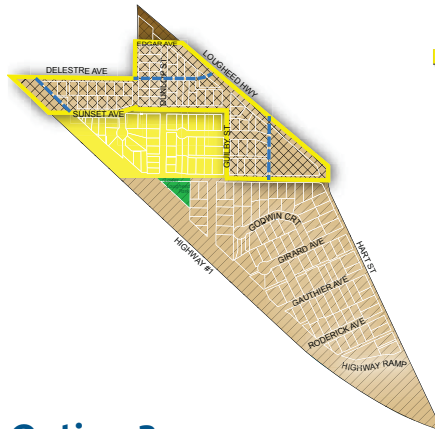
# Sub-Area H Lower Lougheed

## Option 1



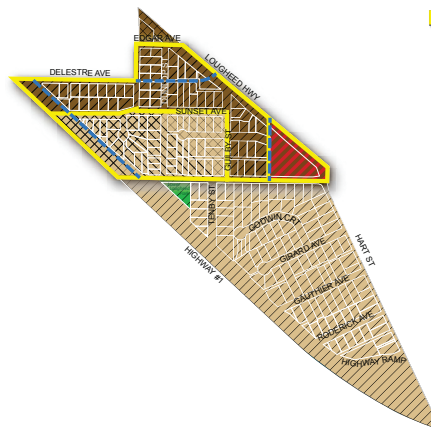
- Maintain current land uses.
- Minimal streetscape improvements.
- No transportation network improvement.

## Option 2



- New Townhouse areas along Lougheed Highway and Delestre Avenue.
- Connect Delestre to Lougheed / Guilby intersection to reduce shortcutting and improve transportation connections.
- Connect Alderson Avenue to Lougheed Highway with a new north/south street.
- Improve streetscapes and pedestrian environment.
- Explore opportunities to expand Lower Lougheed Park and provide a new park near Gauthier Avenue and Hart Street.

## Option 3



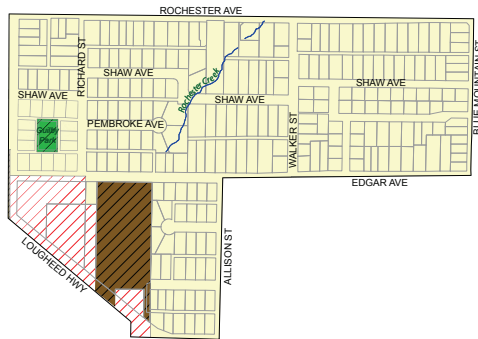
- New Medium Density Apartment areas along Lougheed Highway and Delestre Avenue.
- Townhouses between Sunset Avenue and Alderson Avenue.
- Develop new Neighbourhood Commercial node on Lougheed Highway.
- Connect Delestre to Lougheed Hwy and connect Alderson Avenue to Delestre Avenue to reduce shortcutting and improve transportation connections.
- Connect Alderson Avenue to Lougheed Highway with a new north/south street.
- Improve streetscapes and pedestrian environment.
- Explore opportunities to expand Lower Lougheed Park and provide a new park near Gauthier Avenue and Hart Street.

Legend					
Proposed Land Use Change	Compact One Family	Parks and Recreation	Neighbourhood Centre	Townhouse	
Potential New Street / Lane Connection	School	Natural Areas	General Commercial	Low Density Apartment Residential	
One Family Residential	Civic and Major Institutional	Transit Village Commercial	Service Commercial	Medium Density Apartment Residential	
	Extensive Recreation	Urban Quarter	Neighbourhood Attached Residential	High Density Apartment Residential	

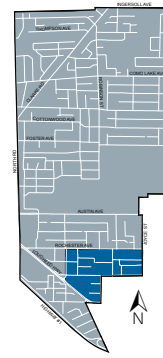
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# Sub-Area I Edgar

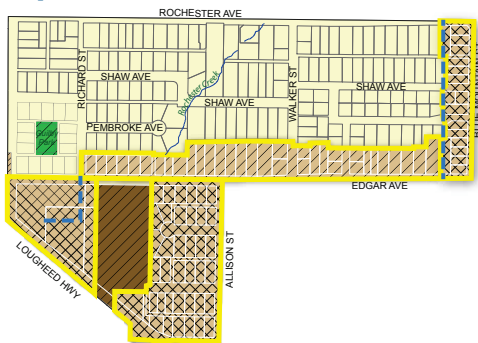
## Option 1



- Maintain current land uses.
- Minimal streetscape improvements.
- No transportation network improvement.

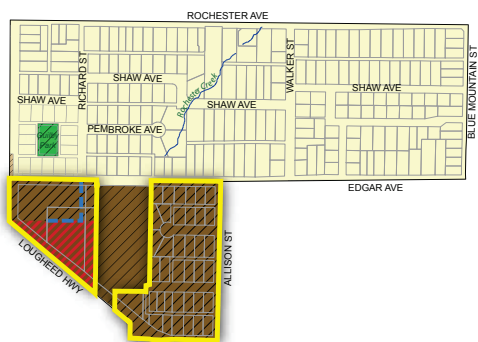


## Option 2



- New Townhouse areas between Edgar Avenue, Loughheed Highway, and Allison Street, plus along Blue Mountain Street.
- Neighbourhood Attached Residential along the north side of Edgar Avenue.
- Improve streetscapes and pedestrian environment.
- Increase transportation connections.
- Explore opportunities to expand Guilby Park.

## Option 3



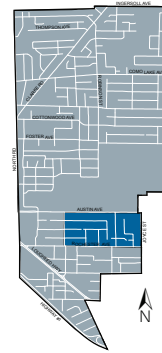
- New Medium Density Apartment areas between Edgar Avenue, Loughheed Highway, and Allison Street.
- Develop new mixed-use Commercial node on Loughheed Highway.
- Improve streetscapes and pedestrian environment.
- Increase transportation connections.
- Explore opportunities to expand Guilby Park.

Legend				
Proposed Land Use Change	Compact One Family	Parks and Recreation	Neighbourhood Centre	Townhouse
Potential New Street / Lane Connection	School	Natural Areas	General Commercial	Low Density Apartment Residential
One Family Residential	Civic and Major Institutional	Transit Village Commercial	Service Commercial	Medium Density Apartment Residential
	Extensive Recreation	Urban Quarter	Neighbourhood Attached Residential	High Density Apartment Residential

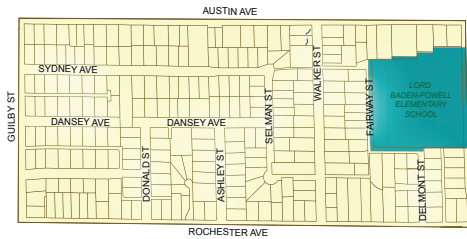
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# Sub-Area J West Austin

Only two Options are presented for Sub-Area J.  
Option 2 responds to improved transit service and City-wide Greenway alignments.

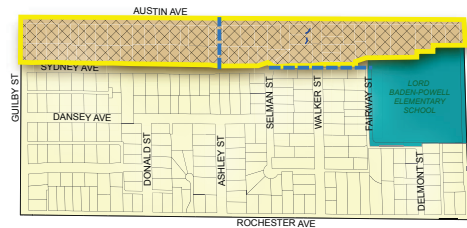


## Option 1



- Maintain current land uses.
- Minimal streetscape improvements.
- No transportation network improvement.

## Option 2



- Add Townhouse area along Austin Avenue.
- Develop a new greenway on Austin Avenue.
- Improve streetscapes and pedestrian environment on Austin Avenue.
- Remove individual driveways to improve function of Austin Avenue and reduce conflicts.
- Support transit corridors and contribute to ridership.

Legend				
Proposed Land Use Change	Compact One Family	Parks and Recreation	Neighbourhood Centre	Townhouse
Potential New Street / Lane Connection	School	Natural Areas	General Commercial	Low Density Apartment Residential
One Family Residential	Civic and Major Institutional	Transit Village Commercial	Service Commercial	Medium Density Apartment Residential
	Extensive Recreation	Urban Quarter	Neighbourhood Attached Residential	High Density Apartment Residential

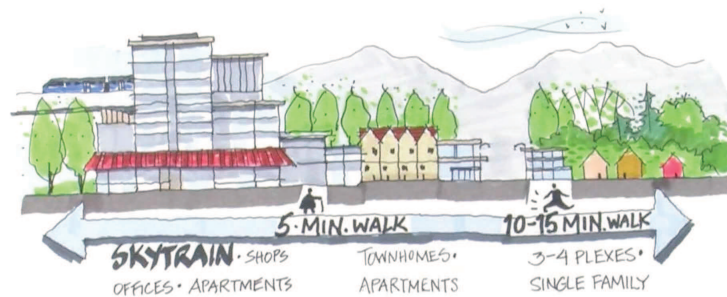
Planning & Development Department  
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 Phone: 604-927-3430

# Land Use Options Evaluation

Each Sub-Area option has been evaluated to see how the Land Use Concepts compare and how well they meet the BLNP vision and principles.



Criteria	Option 1	Option 2	Option 3
<b>GENERAL</b>			
Foster neighbourhood revitalization and renewal	FAIR	VERY GOOD	VERY GOOD
Recognize established communities by retaining existing land uses, where possible	VERY GOOD	GOOD	FAIR
Ensure that the transition between different land use types is more gradual	FAIR	VERY GOOD	VERY GOOD
Reduce uncertainty regarding future development	GOOD	VERY GOOD	VERY GOOD
<b>HOUSING</b>			
Provide more housing choice for a diversity of families	FAIR	VERY GOOD	VERY GOOD
Accommodate projected housing unit demand by 2041	VERY GOOD	VERY GOOD	VERY GOOD
<b>TRANSPORTATION</b>			
Develop transit-supportive density	GOOD	VERY GOOD	VERY GOOD
Connectivity of street network	FAIR	VERY GOOD	VERY GOOD
Design streetscapes of major streets to be people-friendly, safe, accessible, and comfortable.	VERY GOOD	VERY GOOD	VERY GOOD
Design streetscapes of local streets to be people-friendly, safe, accessible, and comfortable	FAIR	VERY GOOD	VERY GOOD
Provide new citywide and neighbourhood Greenways	FAIR	VERY GOOD	GOOD
<b>COMMUNITY AMENITIES</b>			
Establish a distinctive community hub	FAIR	VERY GOOD	VERY GOOD
Provide expanded parks and amenities	GOOD	VERY GOOD	VERY GOOD
Respect watercourses and environmentally sensitive areas	VERY GOOD	VERY GOOD	VERY GOOD



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