

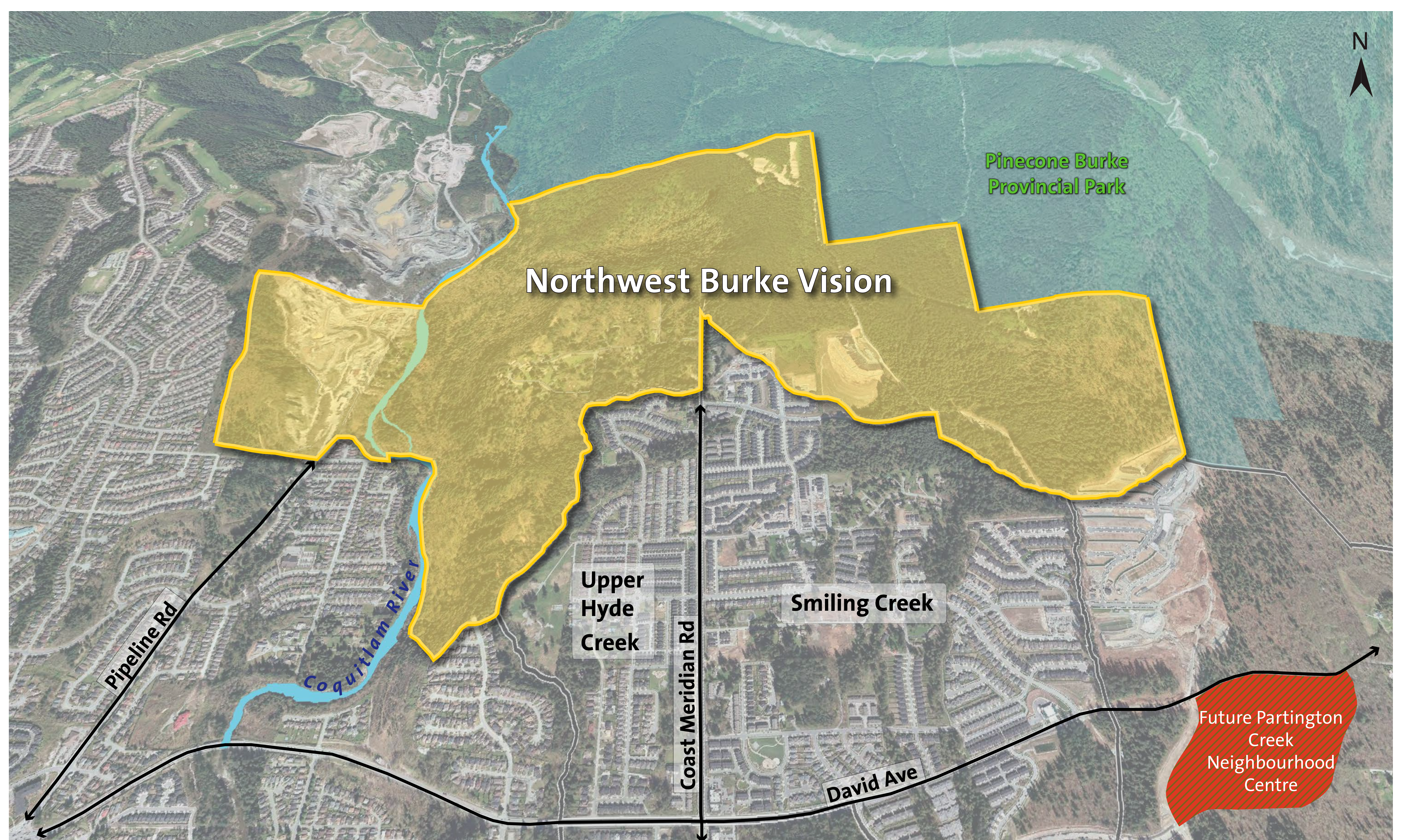
Welcome

Phase 3 Community Information Session

Northwest Burke Vision (NBV)

This is the second Community Information Session seeking your feedback on the Northwest Burke Vision. Today we have a draft Vision ready to share and we want your feedback.

We want to hear from you!



Your feedback is important to us

Please take a moment to review the information panels and fill out the comment form.

Staff are available to answer your questions!



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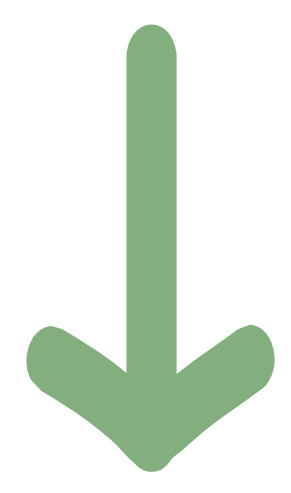
Planning Process

The Northwest Burke Vision (NBV) is being prepared through a three phase process:

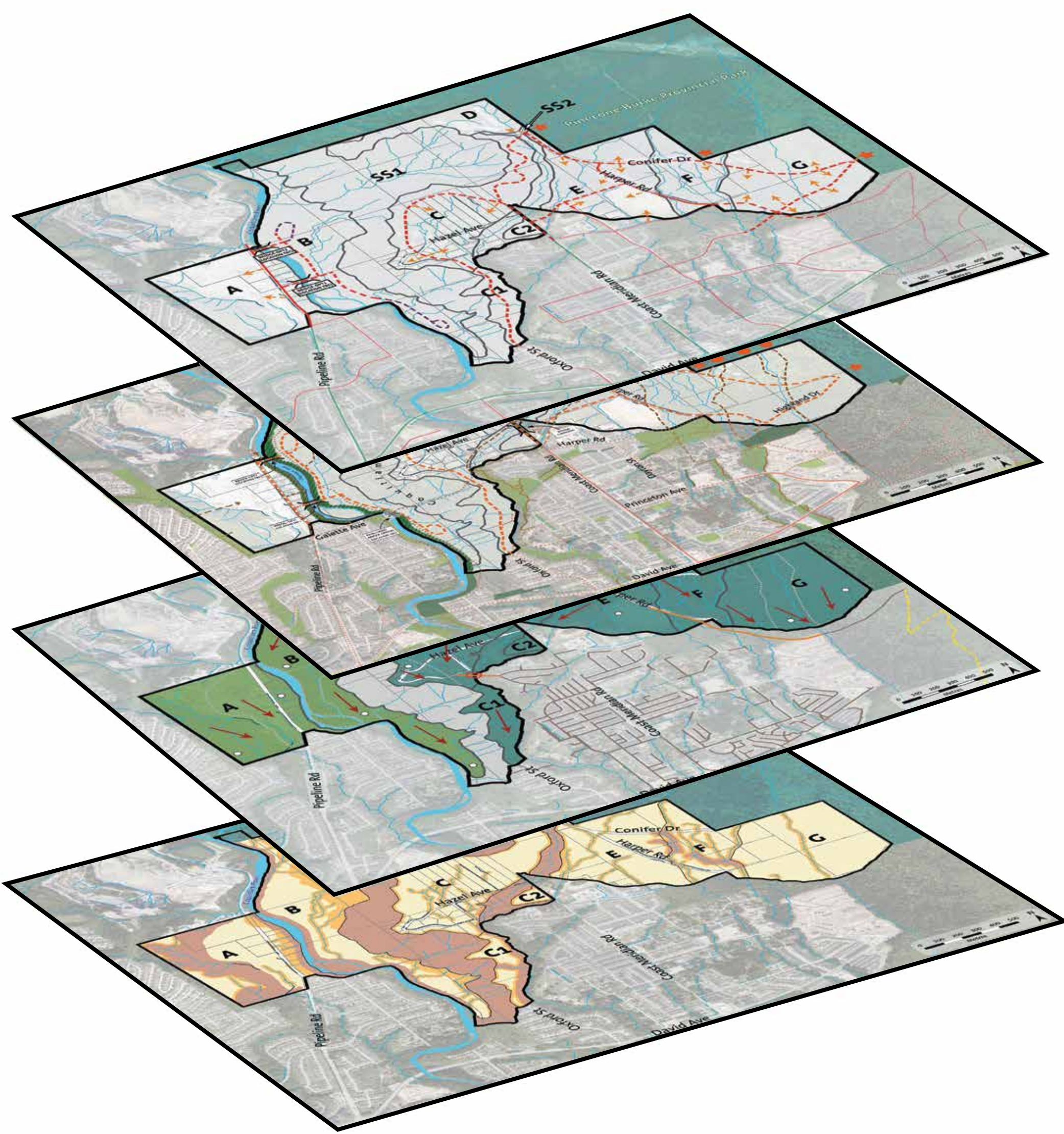
Phase 1 - Constraints & Opportunities



A comprehensive analysis of environmental constraints & opportunities was undertaken.



Phase 2 - Land Use, Access & Servicing

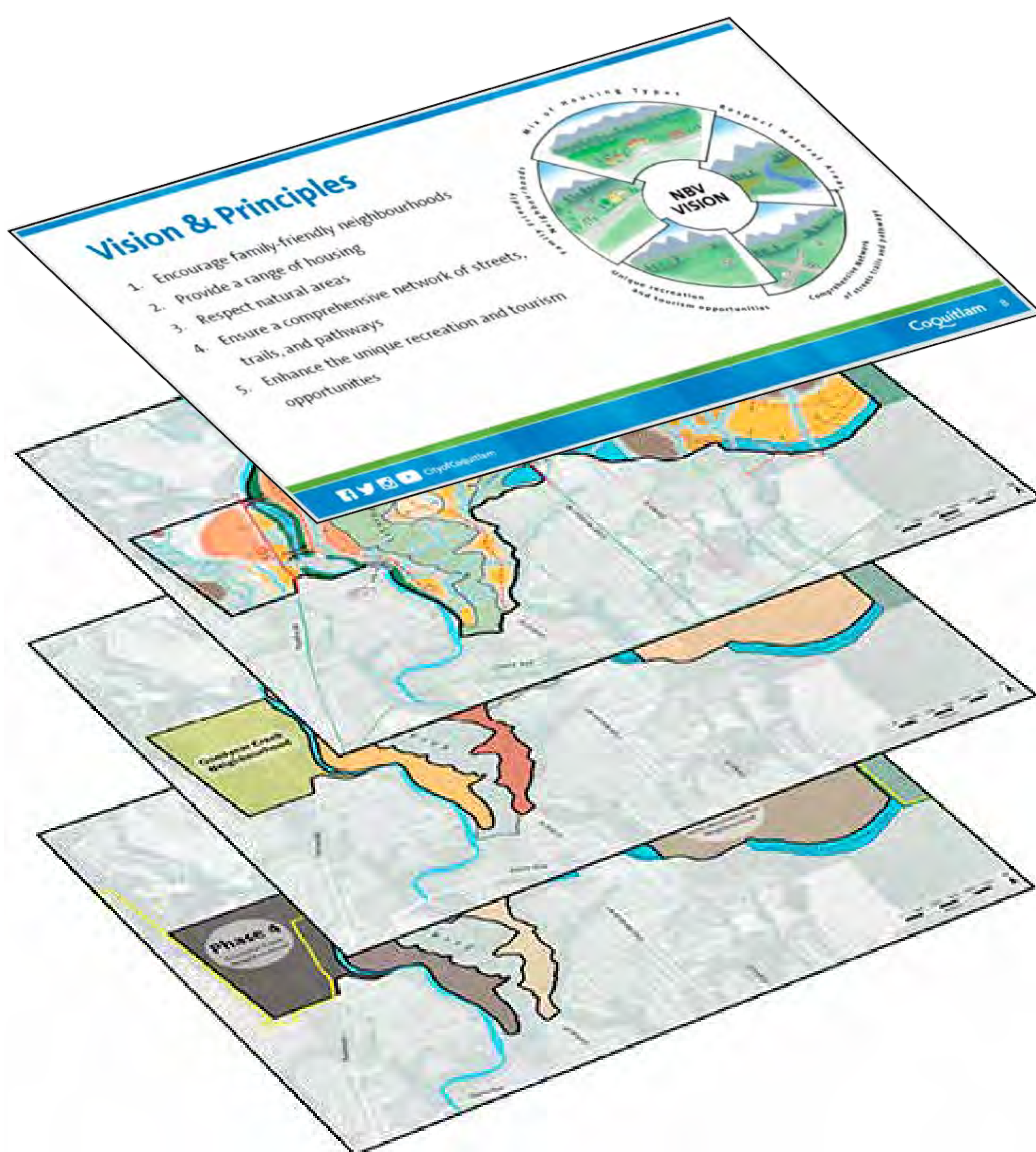


Identified a conceptual road, bicycle and trail, and utility servicing networks as well as a range of land use scenarios.



WE ARE HERE!

Phase 3 - Draft Northwest Burke Vision

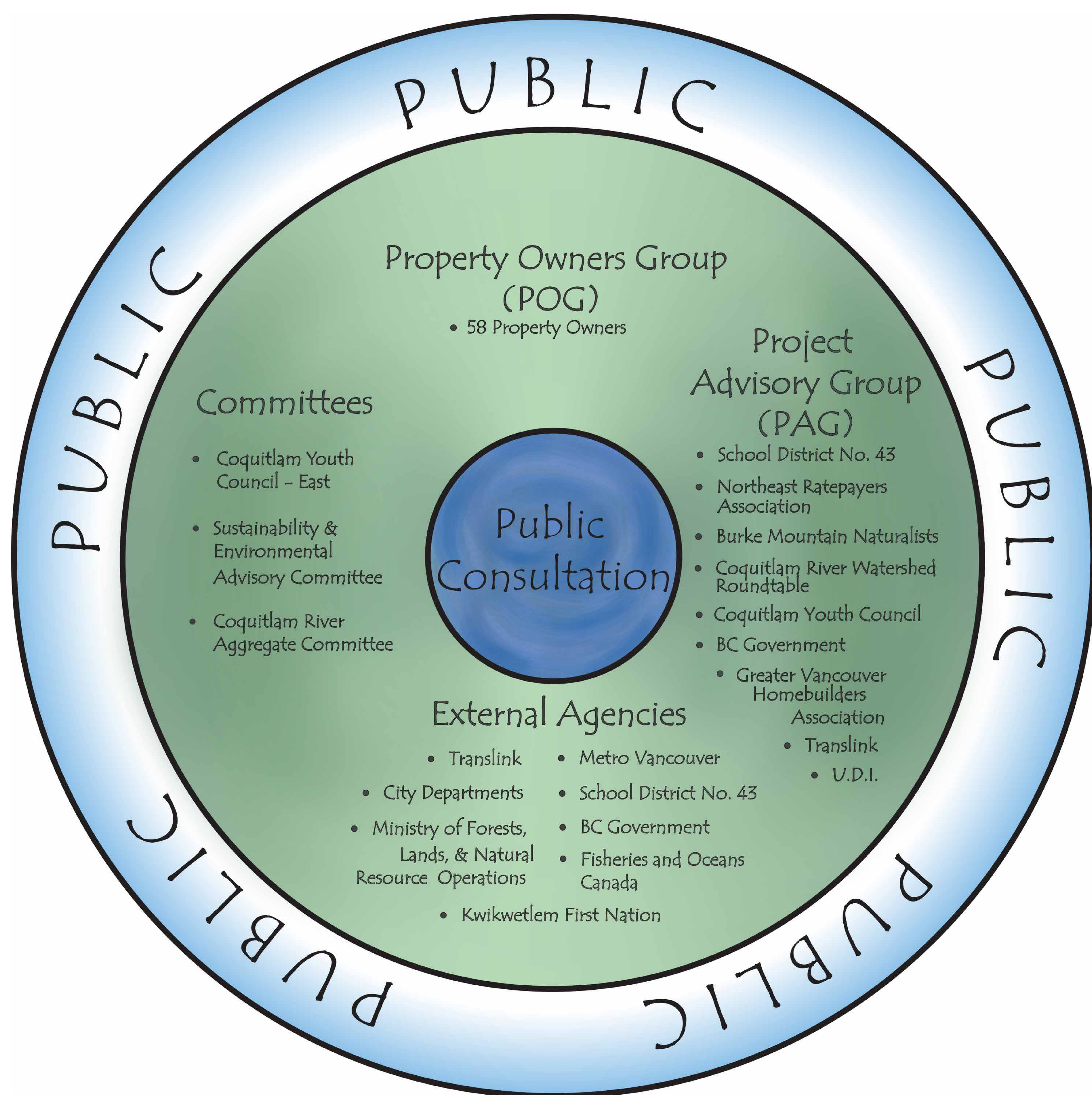


Developed a Vision & Guiding Principles, which guided the preparation of a high-level Land Use Overlay and Phasing Plan.

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Public Consultation

Developing the Northwest Burke Vision has involved in-depth consultation with the community and a wide range of stakeholders.



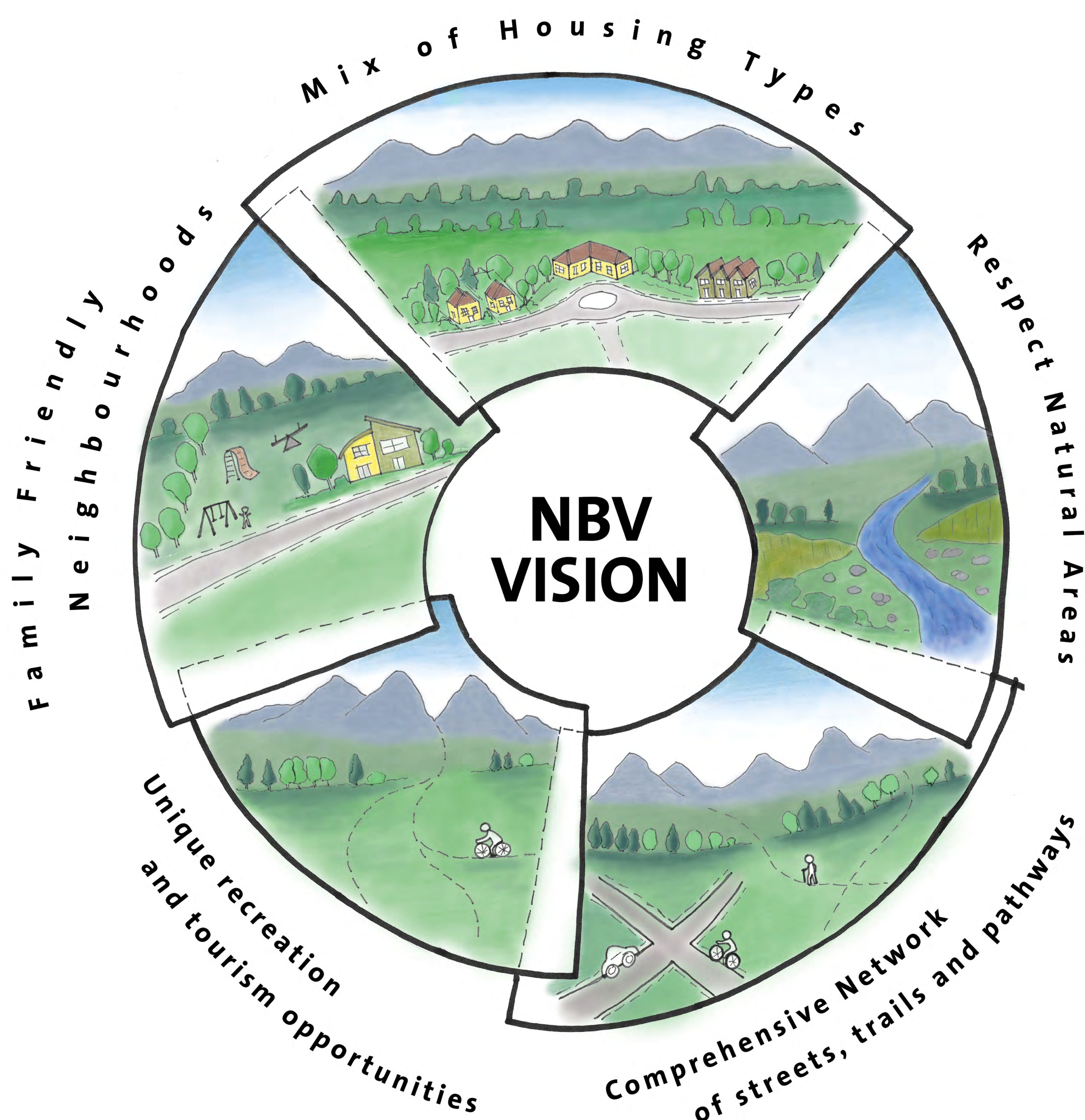
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Public Feedback

Vision & Guiding Principles

In consultation with the public and property owners the following vision and guiding principles were identified:

- **Encourage family-friendly neighbourhoods.**
- **Provide for a range of housing.**
- **Respect natural areas while being sensitive to steep hillsides, watercourses and wildlife.**
- **Ensure a network of streets, trails and pathways connecting neighbourhoods to Pinecone Provincial Park.**
- **Enhance the recreation and tourism opportunities provided by Burke Mountain.**



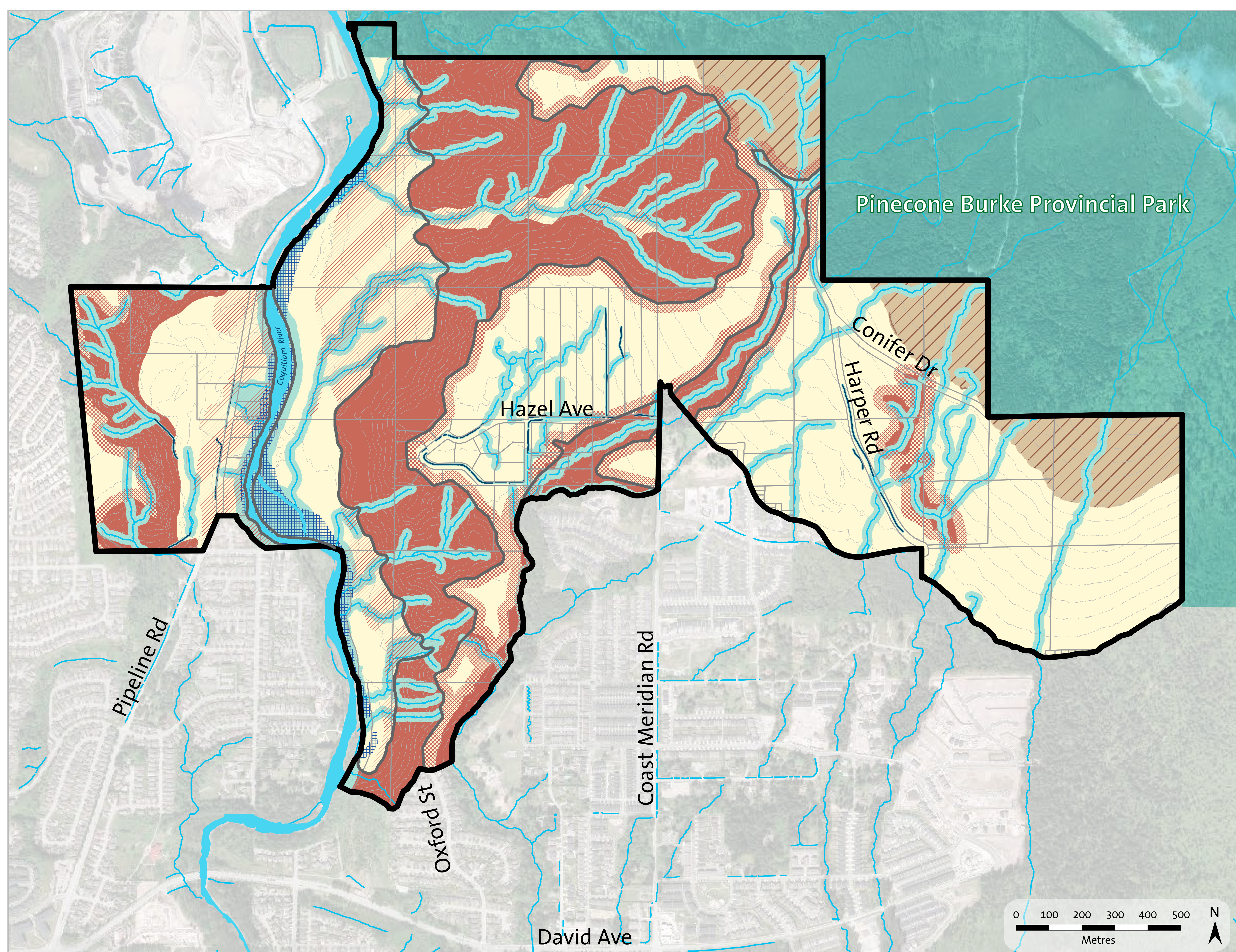
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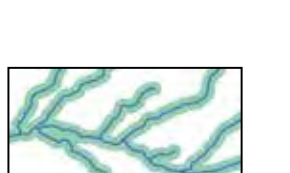
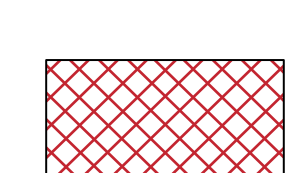


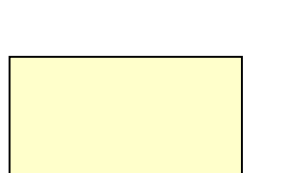
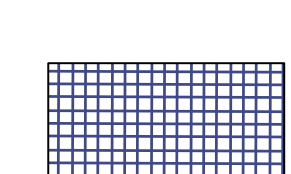
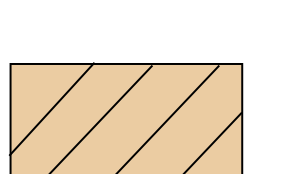
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How We Got Here

Phase 1: Constraints & Opportunities



Legend

	Steep and Unstable Slopes		Watercourse with SPEA
	Setback from Crest of Slope		Coquitlam River with SPEA
	Debris Runout Area		Potential Non-Constrained Lands
	Coquitlam River Floodplain		Water Service Constraint (320-m elevation and above)

Physical and environmental conditions of the Vision Area were reviewed, including:

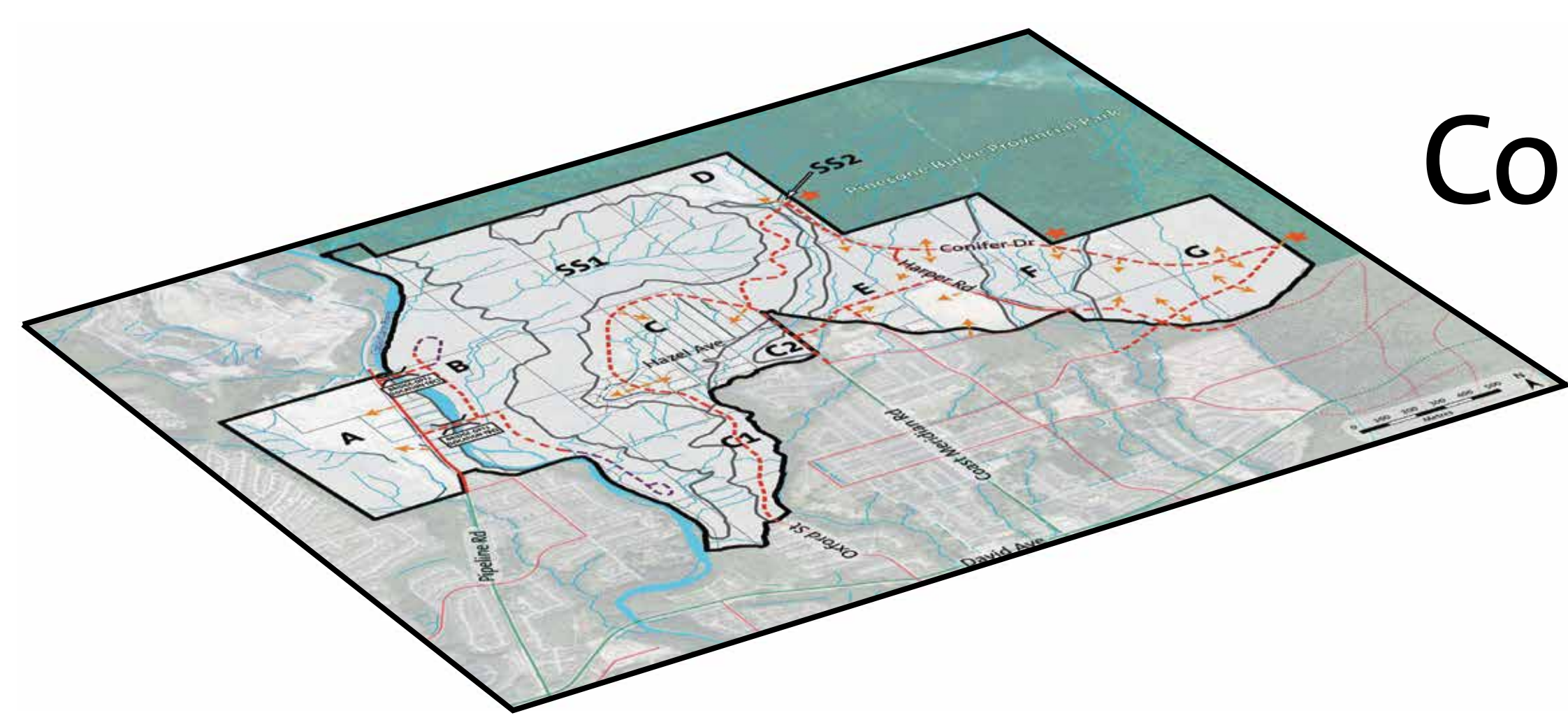
- Forested and Vegetated Areas
- Rivers, Streams and Riparian Corridors
- Steep and Unstable Slopes
- Wildlife and Species at Risk

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How We Got Here

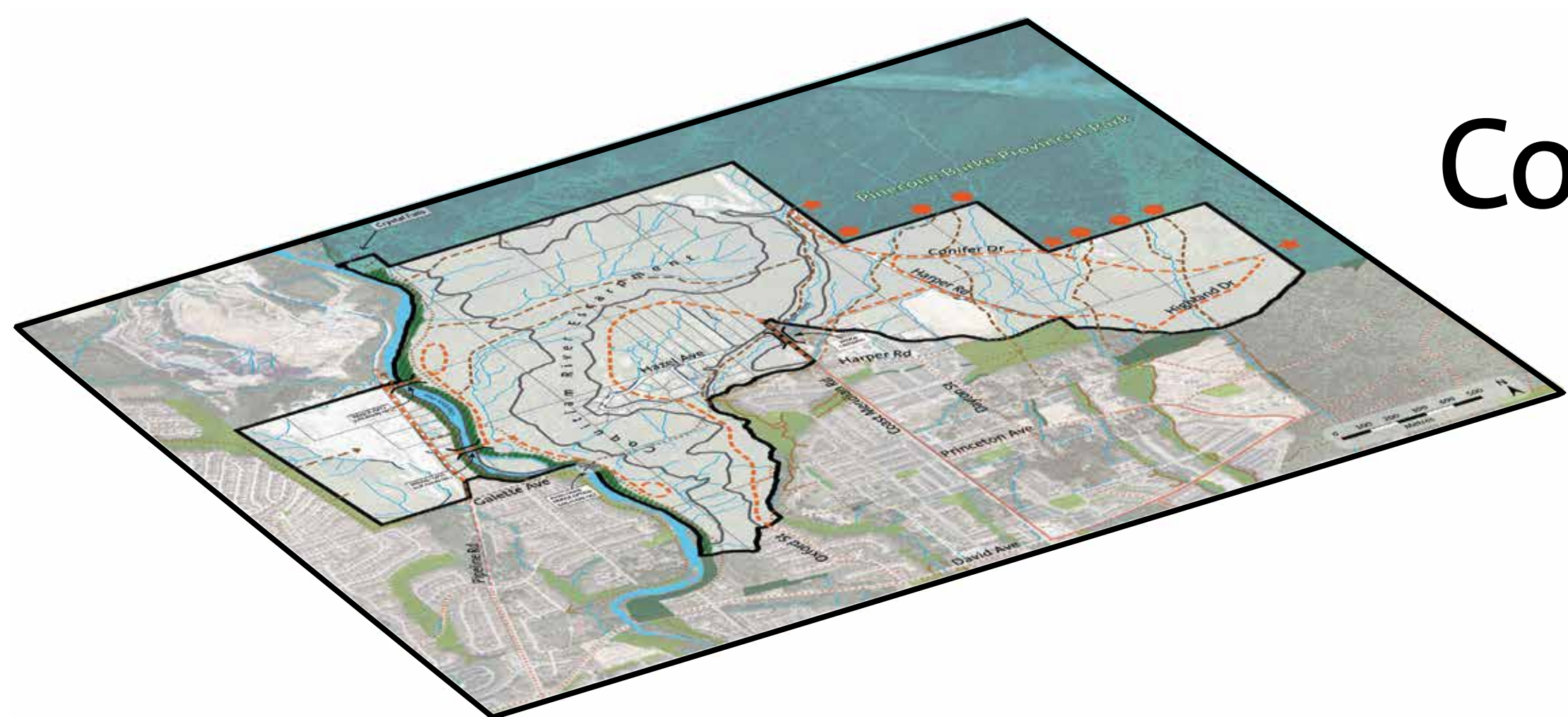
Phase 2: Land Use, Access & Servicing

Technical analysis was undertaken as part of Phase 2. This involved:



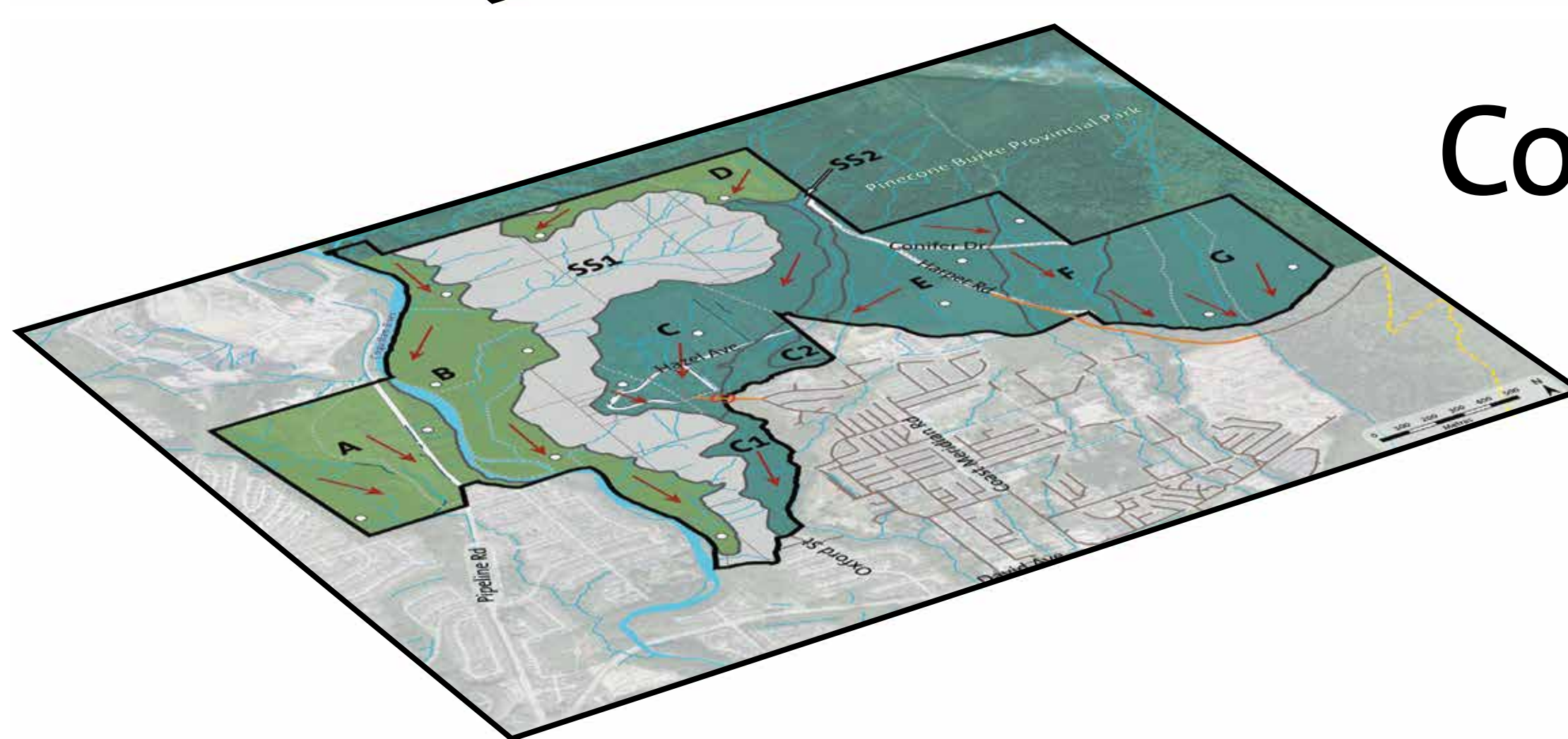
Conceptual Road Network

- establishing a Conceptual Road Network that considers the topography of the area.



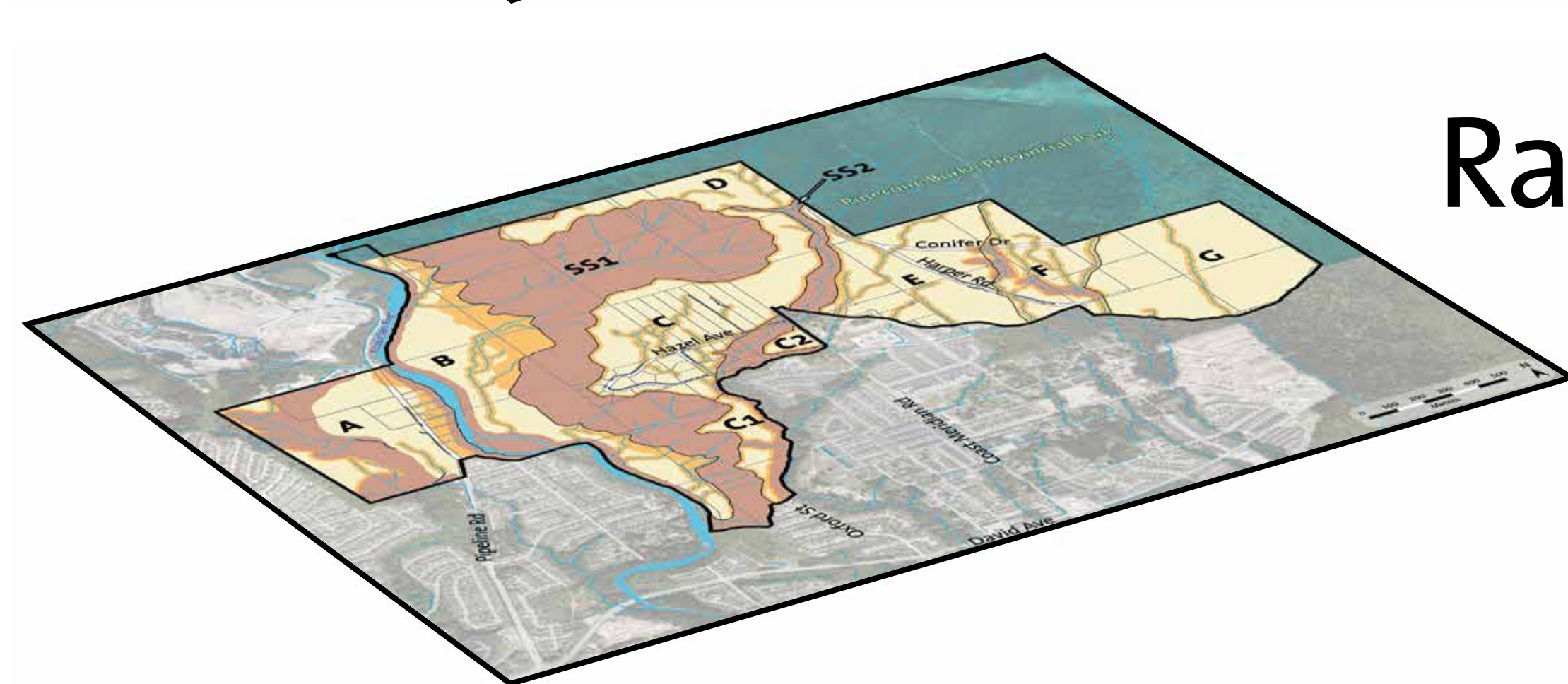
Conceptual Bicycle and Trail Network

- establishing a Bicycle and Trail Network to improve access to Pinecone Burke Provincial Park and throughout the NBV area.



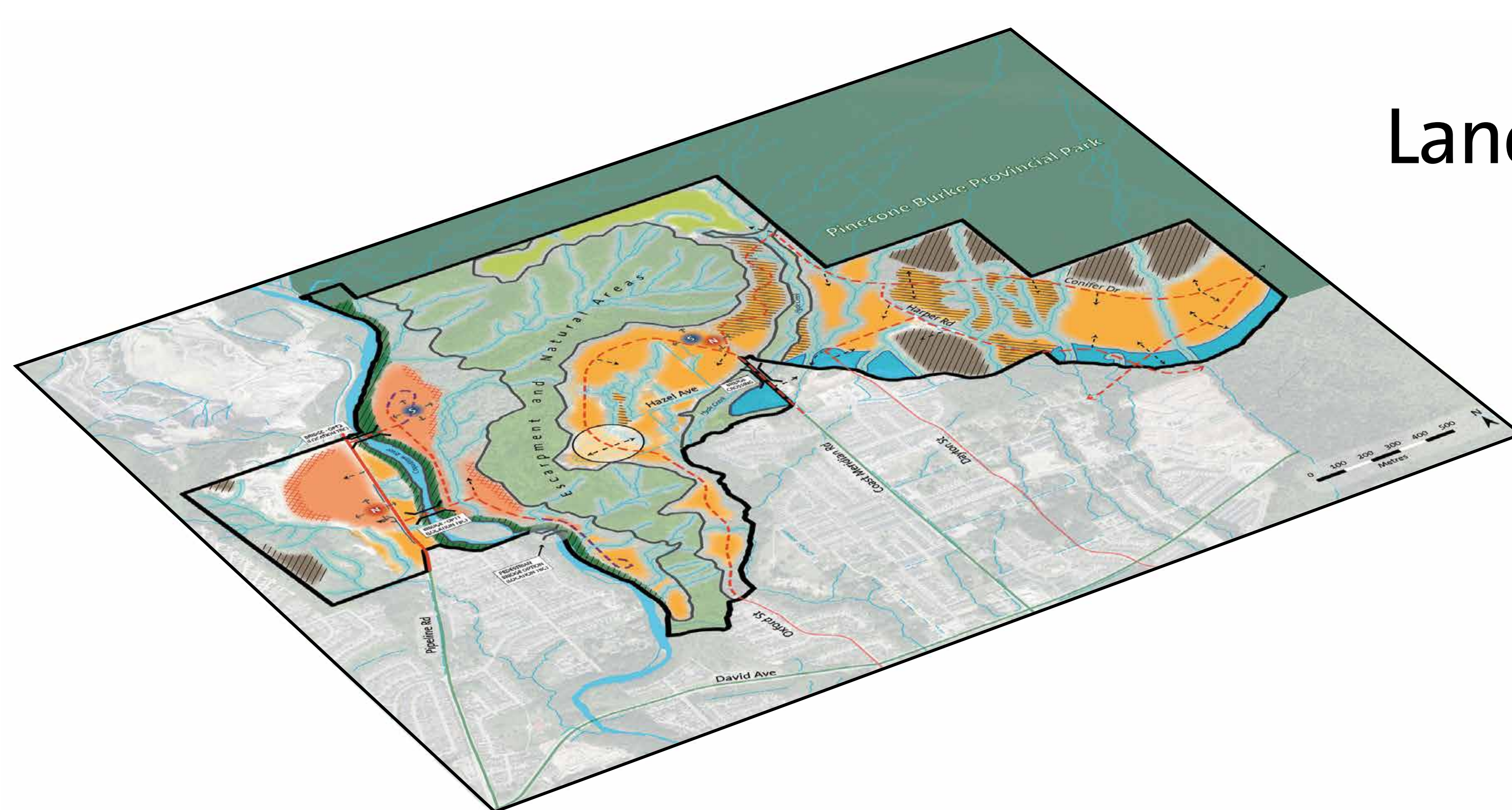
Conceptual Utilities Network

- ensuring the cost effective extension of utility services (i.e., water, drainage, and sewer).



Range of Developable Area

- preparing land use scenarios to define the development potential of the area.



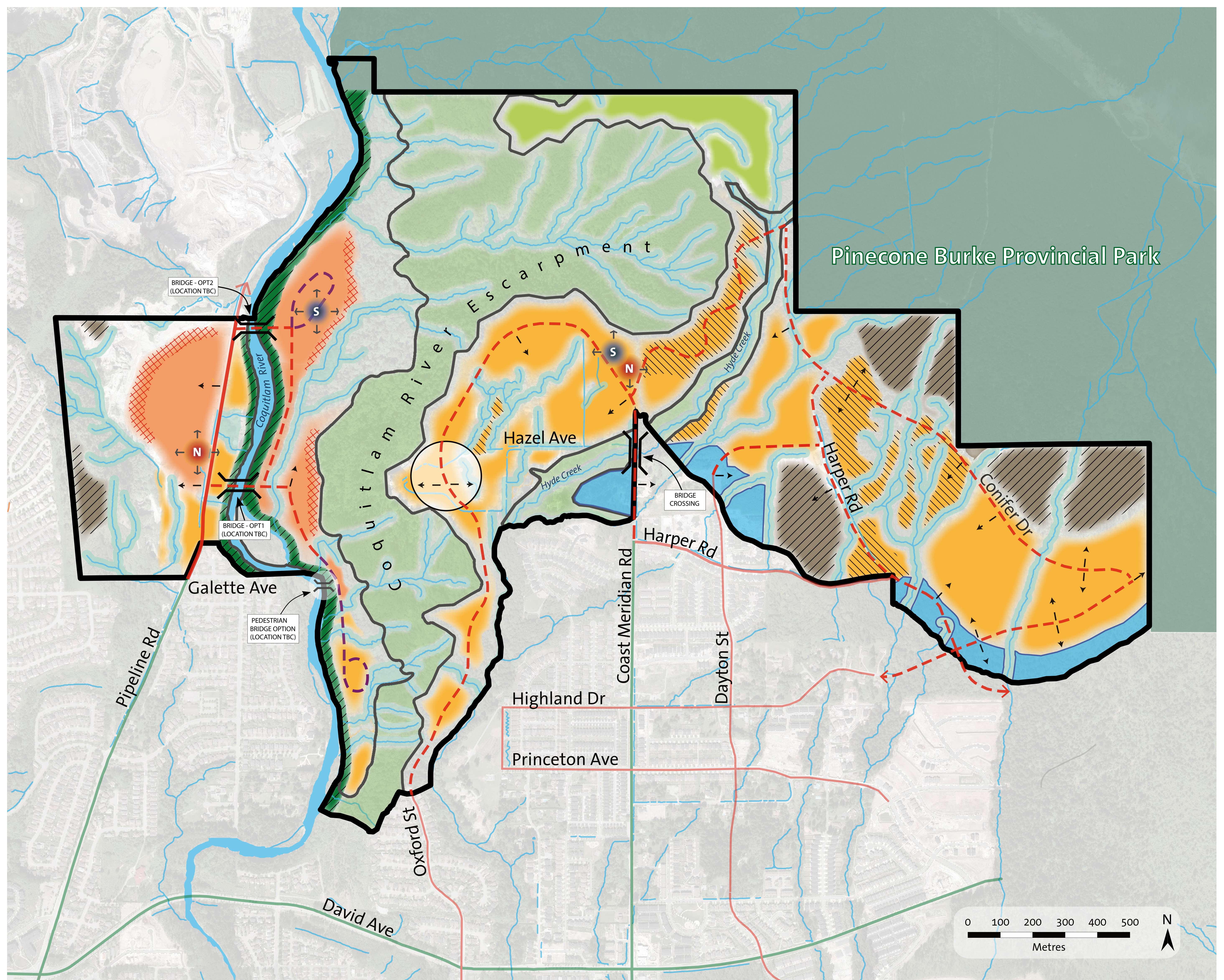
Land Use Overlay

- The technical work completed in Phase 2 informed the development of the Land Use Overlay in Phase 3.



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Phase 3 Land Use Overlay



Legend

General

- Single Family and Townhousing Mix
- Single Family, Townhousing and Apartment Mix

Special Site Conditions

- Townhousing Opportunity
- Apartment Opportunity
- Special Study Area

Natural Area

Seven 'Early Release' sites can proceed as OCP Amendments, in advance of neighbourhood planning.

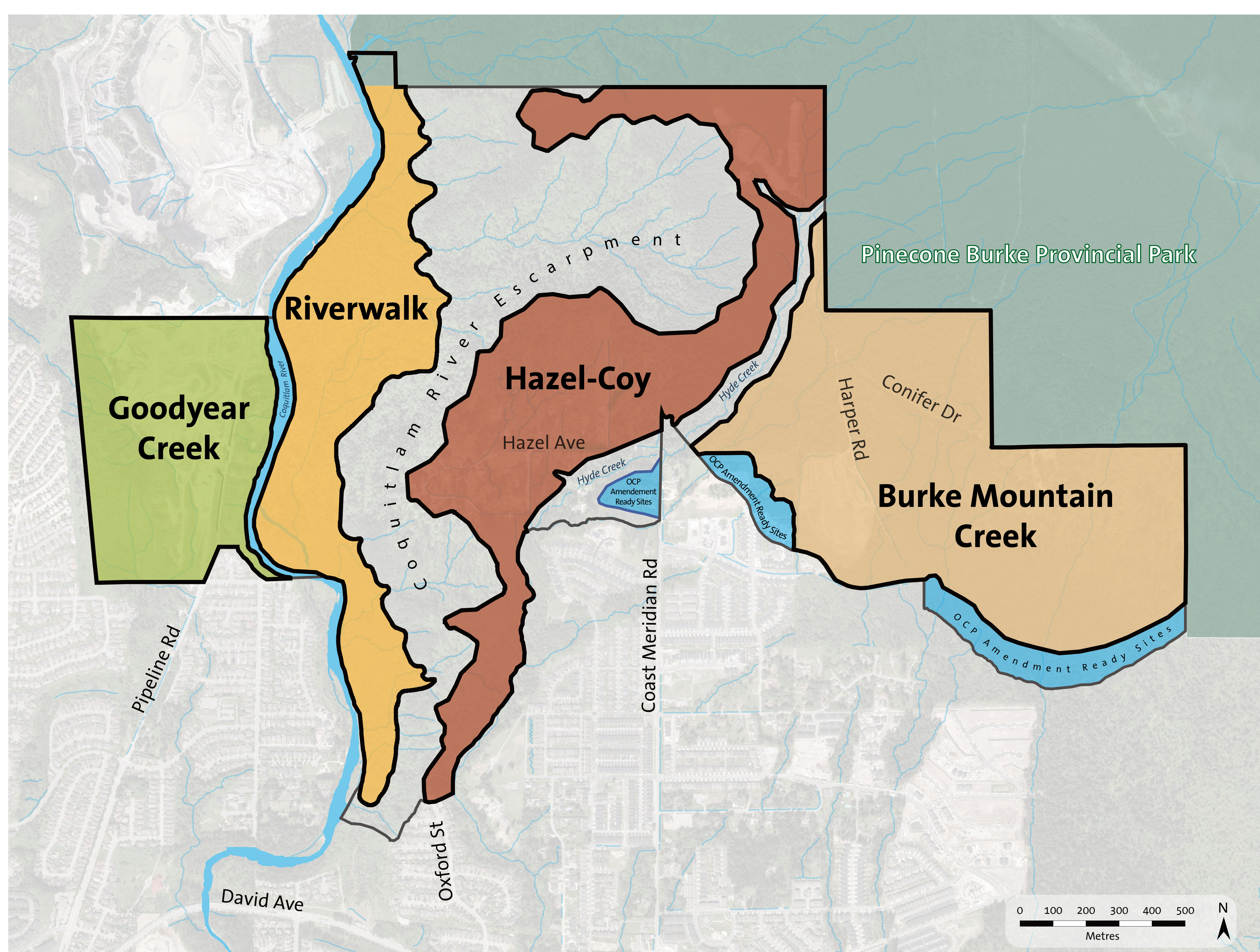
Recreation & Tourism

- Coquitlam River Trail System
- Recreation/Tourism Opportunity

Community Nodes and Schools

- N Node: Commercial, Civic and Medium Density Opportunities
- S Elementary School
- Special attention required through neighbourhood planning to finalize the road alignment.

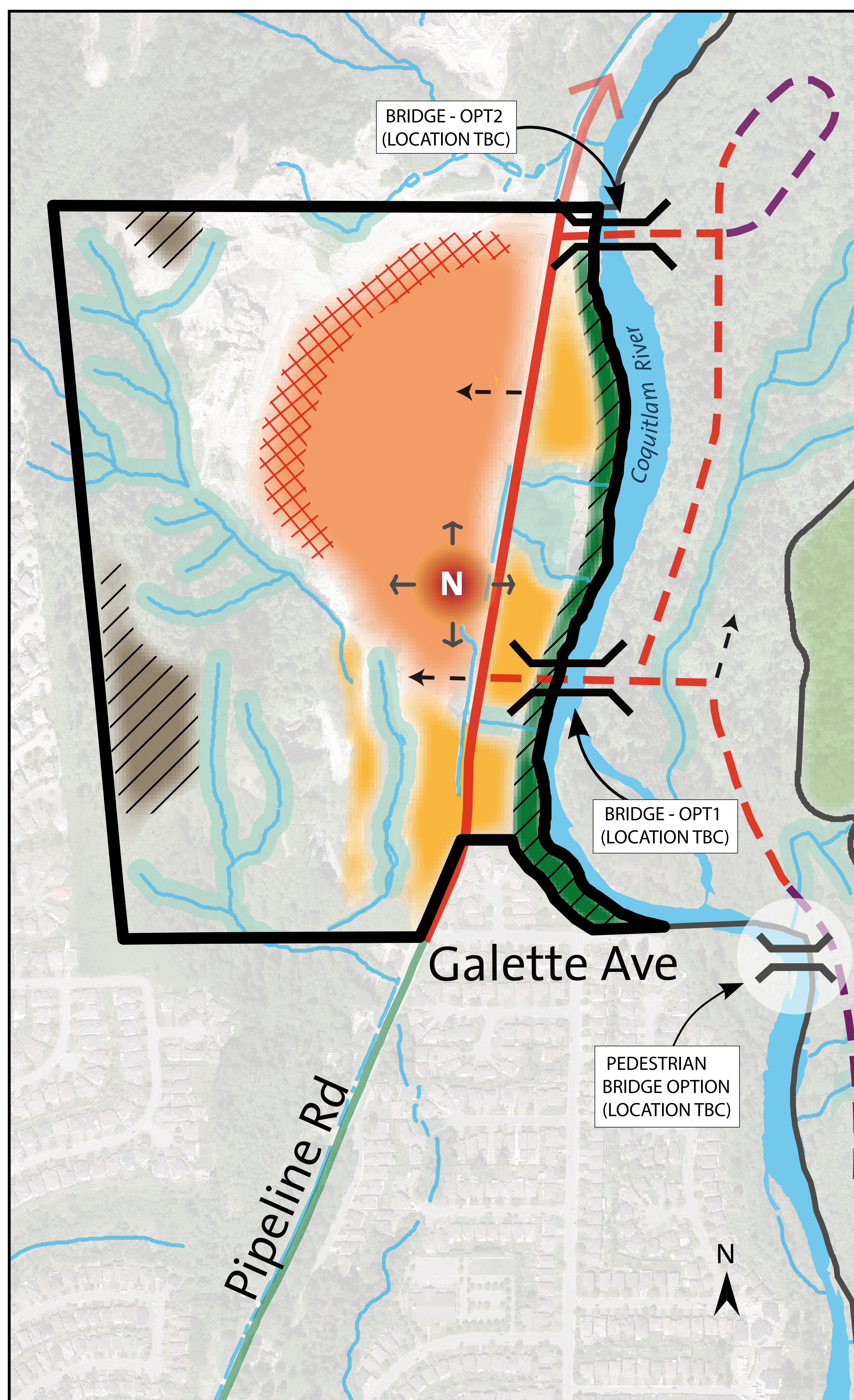
To guide future neighbourhood planning, the land use overlay is organized into four potential neighbourhood planning areas.



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Potential Neighbourhood Planning Area

Goodyear Creek Land Use Overlay



Legend

- Potential Neighbourhood Planning Area Boundary
- General**
 - Single Family and Townhousing Mix
 - Single Family, Townhousing and Apartment Mix
- Special Site Conditions**
 - Apartment Opportunity
 - Special Study Area
 - Coquitlam River Trail System
- Community Nodes**
 - Node: Commercial, Civic and Medium Density Opportunities
- Road Network**
 - Inside the NBV Area**
 - Existing Collector
 - Conceptual Collector
 - Optional Conceptual Connection
 - Conceptual Local Connections
 - Potential Bridge Option
 - Outside the NBV Area**
 - Existing Arterial
 - Existing Collector
 - Potential Pedestrian Bridge Option

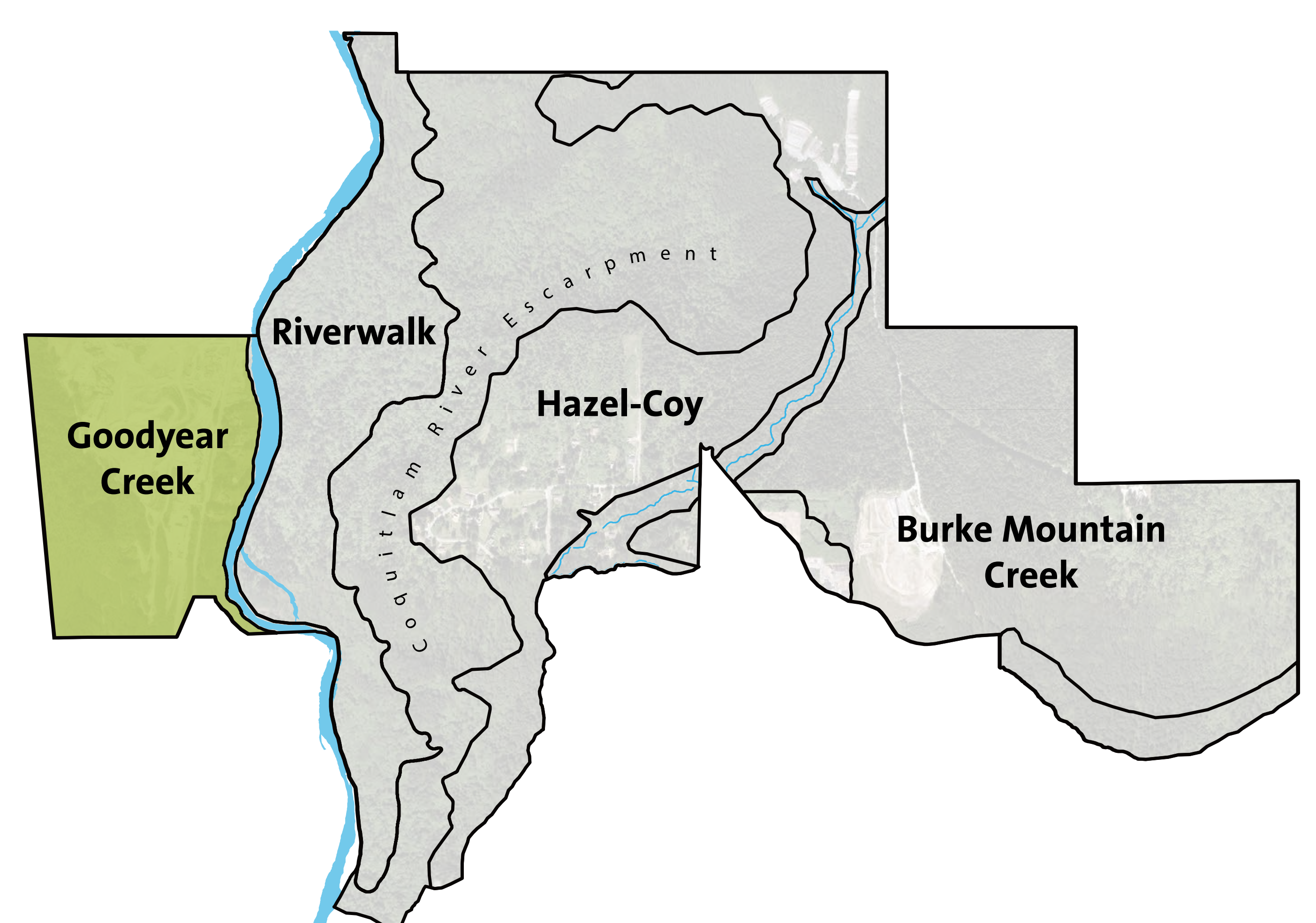
Highlights:

- Residential land uses include a mix of single family dwellings, townhousing and low-rise apartments.
- Apartments located on sloped lands to capitalize on views and minimize the use of retaining walls.
- A Community Node will provide day-to-day shopping needs (e.g., small scale commercial and daycare services).
- Access to the Special Study Areas will be from the internal road network.
- Coquitlam River Trail System along the western bank of the river.

Land Use Overlay Statistics

- Population: 1,300
- Housing Units: 450
- Developable Area: 20 ha (50 acres)
- Total Area: 45 ha (110 acres)

Land use statistics are estimations, and will be refined through the neighbourhood planning process.



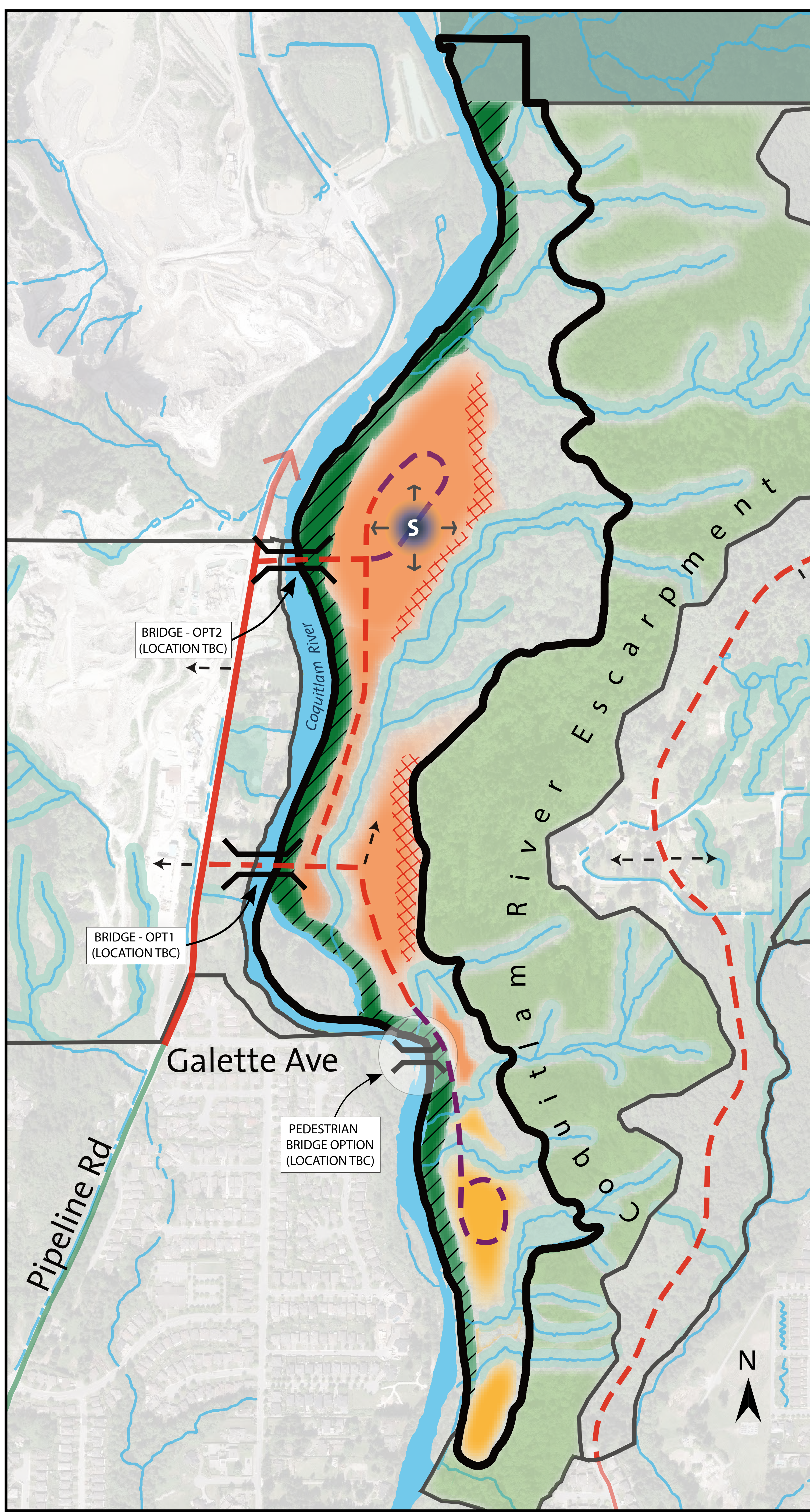
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Potential Neighbourhood Planning Area

Riverwalk Land Use Overlay



Legend

Potential Neighbourhood Planning Area Boundary

General

Single Family and Townhousing Mix

Single Family, Townhousing and Apartment Mix

Special Site Conditions

Apartment Opportunity

Natural Area

Coquitlam River Trail System

Schools

Elementary school

Road Network

Inside the NBV Area

Existing Collector

Conceptual Collector

Optional Conceptual Connection

Conceptual Local Connections

Potential Bridge Option

Outside the NBV Area

Existing Arterial

Existing Collector

Potential Pedestrian Bridge Option

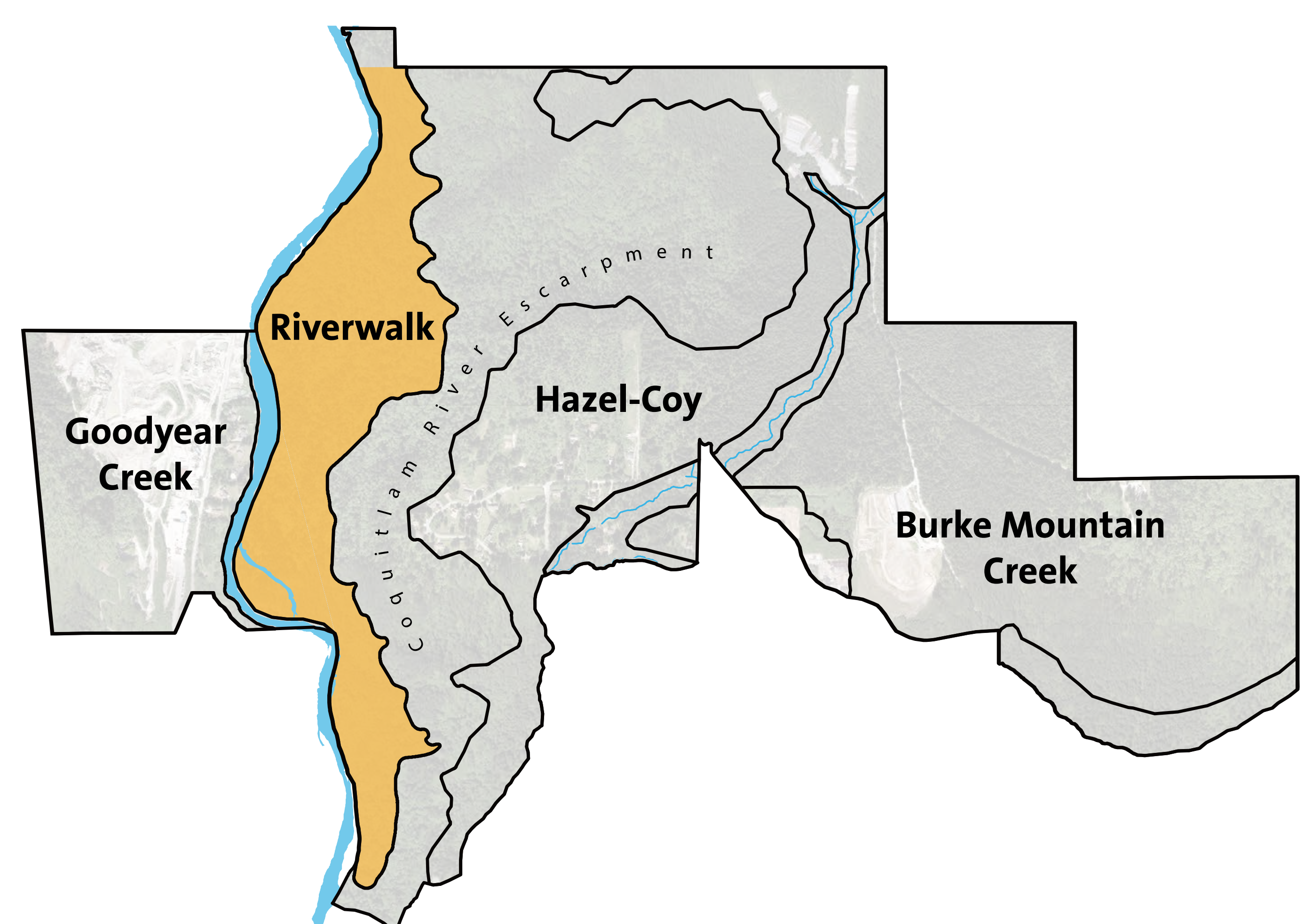
Highlights:

- Residential land uses include a mix of single family dwellings, townhousing and low-rise apartments.
- Apartments and townhouses located on sloped lands to capitalize on views and minimize the use of retaining walls.
- Coquitlam River Trail System along the eastern bank of the river.
- Potential elementary school site designated in the Official Community Plan.
- Natural areas identified along the Coquitlam River Escarpment.

Land Use Overlay Statistics

- Population: 1,400
- Housing Units: 450
- Developable Area: 20 ha (50 acres)
- Total Area: 55 ha (110 acres)

Land use statistics are estimations, and will be refined through the neighbourhood planning process.



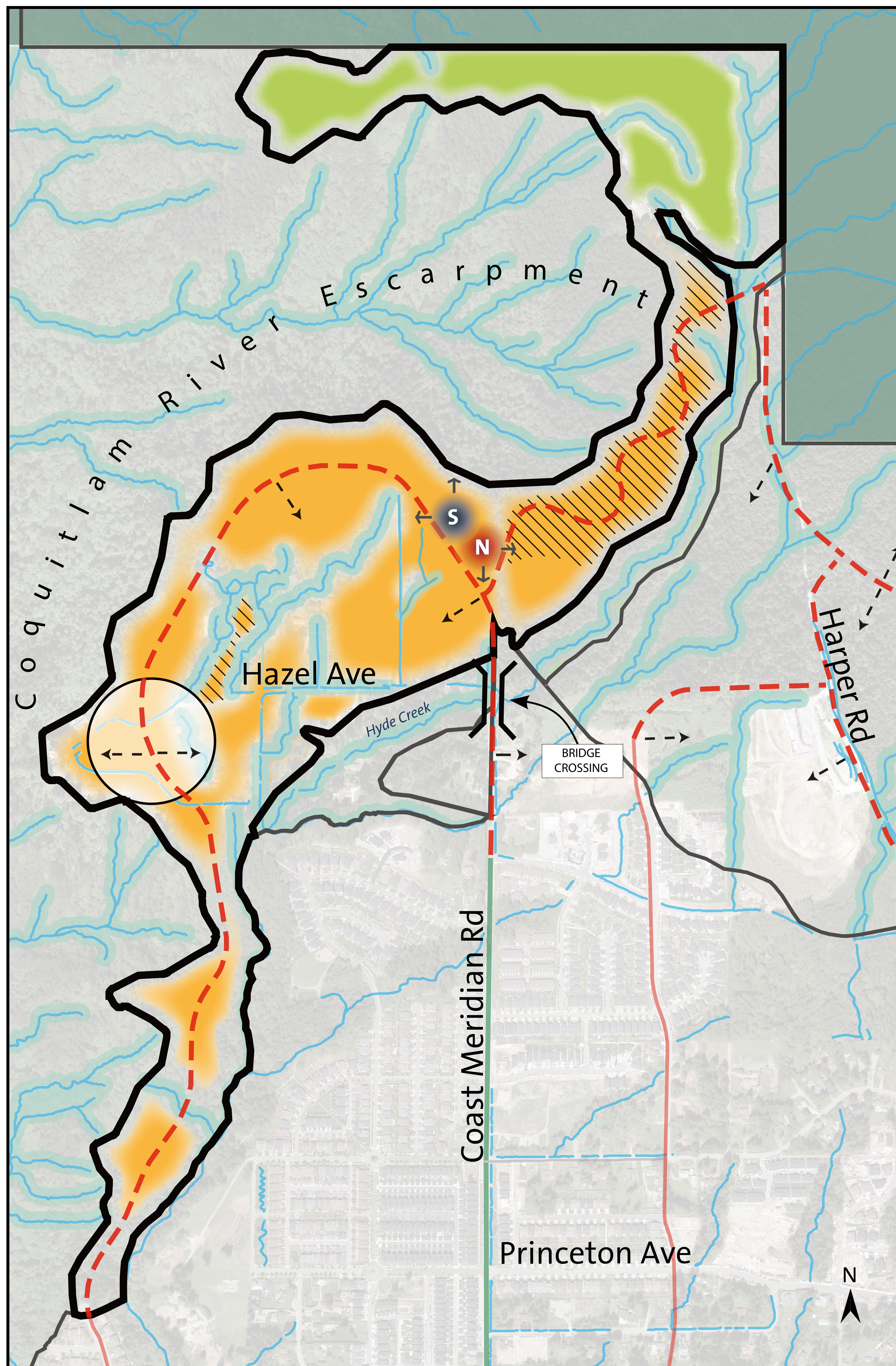
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Potential Neighbourhood Planning Area

Hazel-Coy



Legend

— Potential Neighbourhood Planning Area Boundary

General

Single Family and Townhousing Mix

Special Site Conditions

Townhousing Opportunity

Recreation/Tourism Opportunity

Community Nodes and Schools

Node: Commercial, Civic and Medium Density Opportunities

Elementary school

Road Network

Inside the NBV Area

Conceptual Collector

Conceptual Local Connections

Potential Bridge Option

Special attention required through neighbourhood planning to finalize the road alignment.

Outside the NBV Area

Existing Arterial

Existing Collector

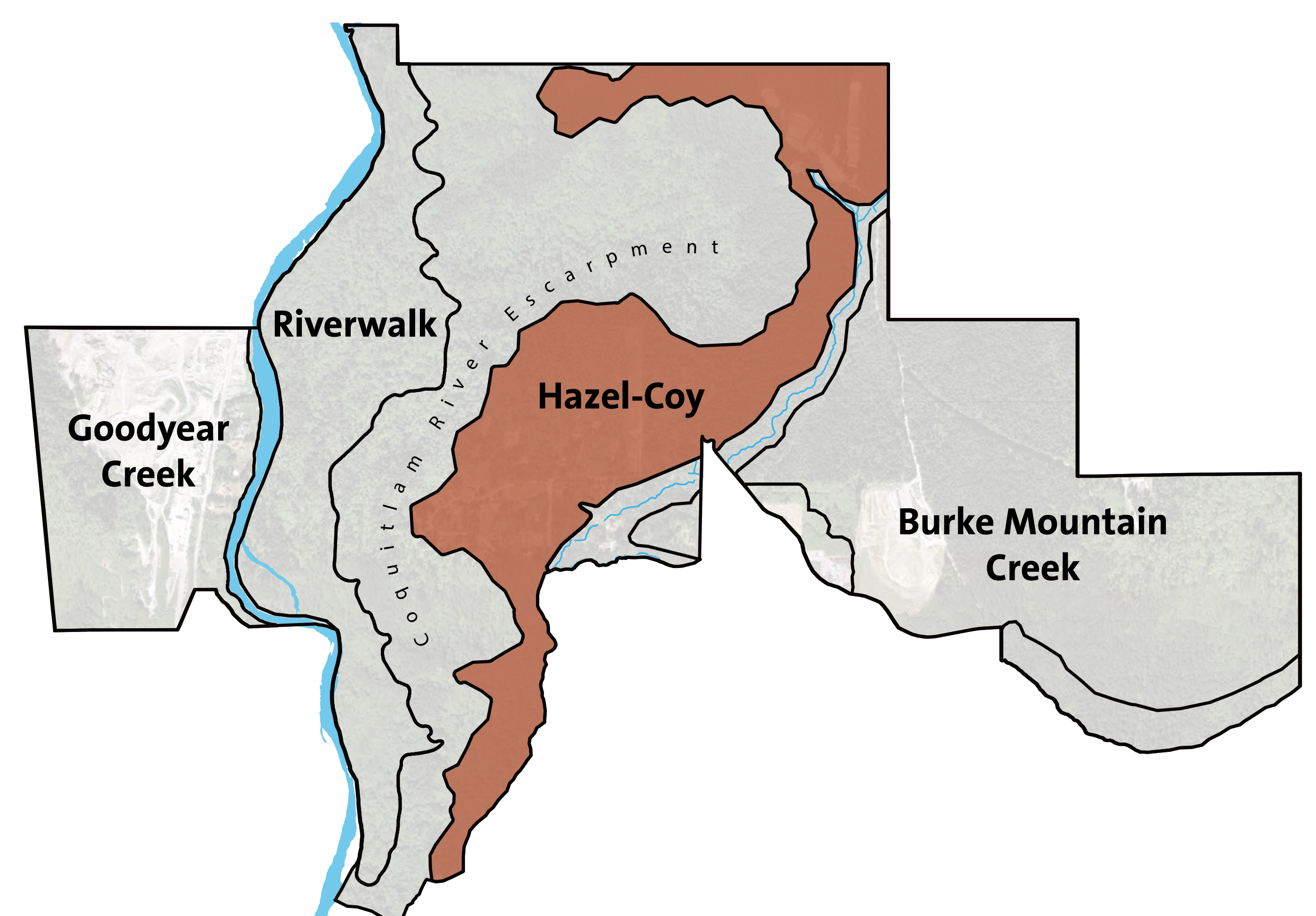
Highlights:

- Residential land uses include a mix of single family dwellings and townhousing.
- Townhousing is proposed in areas where flexible site design can respect steep slopes and watercourse constraints.
- A Community Node will provide day-to-day shopping needs (e.g., small scale commercial and daycare services).
- Elementary school site located in proximity to Coast Meridian Road.
- Collector road alignment in the existing Hazel-Coy area will be refined through future neighbourhood planning.

Land Use Overlay Statistics

- Population: 2,750
- Housing Units: 950
- Developable Area: 40 ha (100 acres)
- Total Area: 70 ha (175 acres)

Land use statistics are estimations, and will be refined through the neighbourhood planning process.



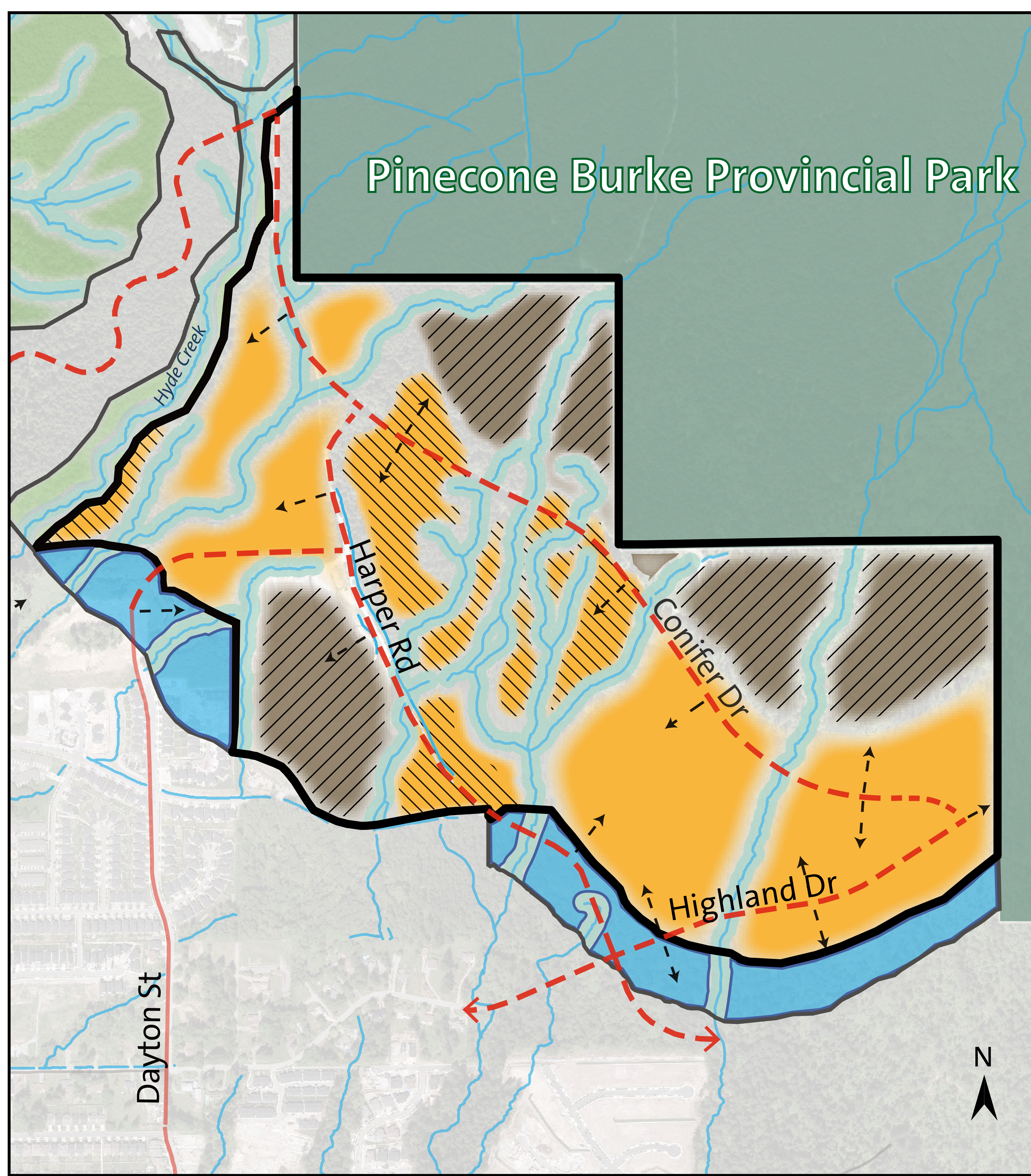
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Potential Neighbourhood Planning Area

Burke Mountain Creek



Legend

- Potential Neighbourhood Planning Area Boundary
- General**
- Single Family and Townhousing Mix
- Special Site Conditions**
- Townhousing Opportunity
- Special Study Area
- Natural Area
- OCP Amendment Ready Sites
- Road Network**
- Inside the NBV Area**
- Conceptual Collector
- Conceptual Local Connections
- Outside the NBV Area**
- Existing Collector

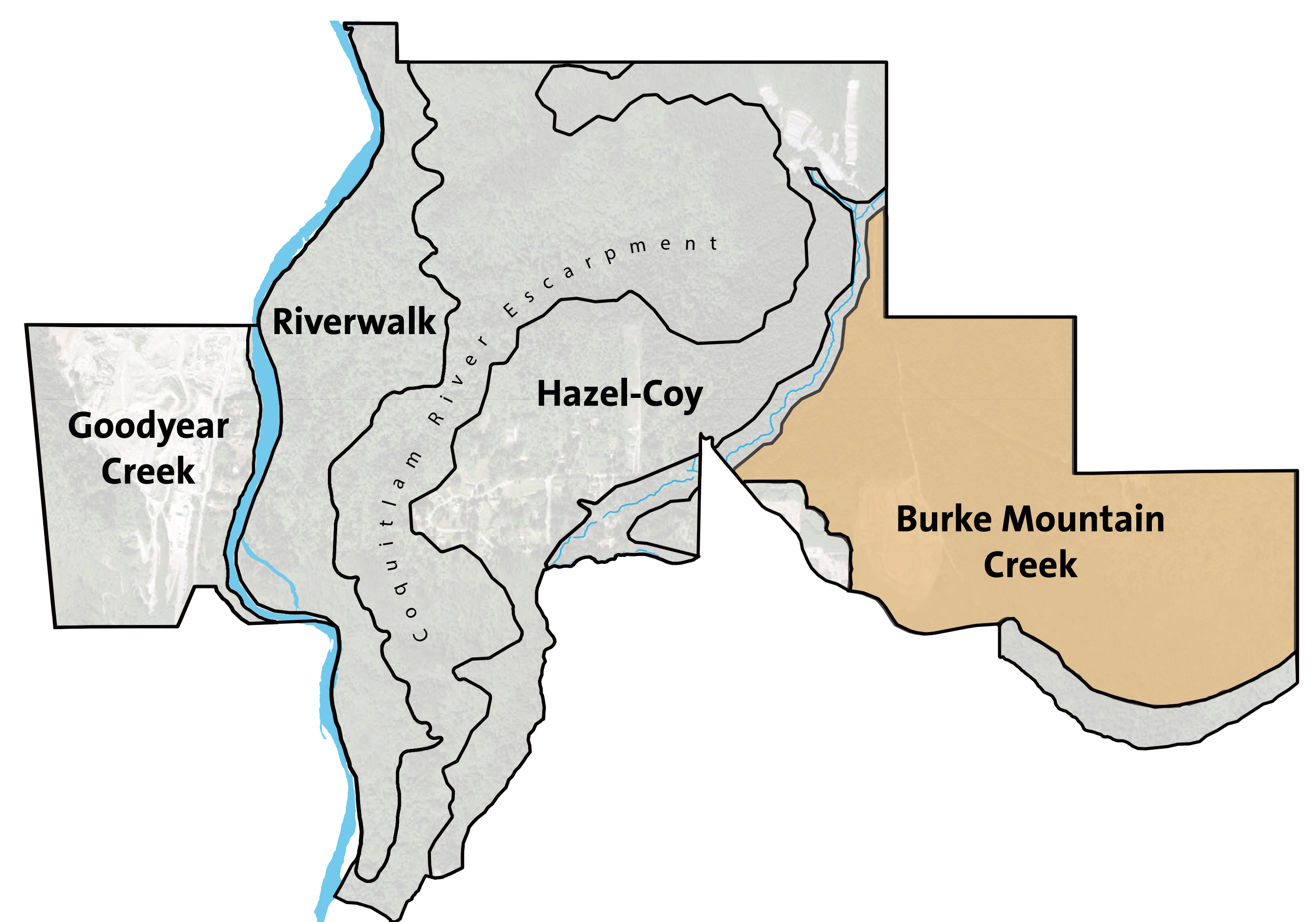
Highlights:

- Residential land uses include a mix of single family dwellings and townhousing.
- Townhousing is proposed in areas where flexible site design can respect steep slopes and watercourse constraints.
- Special Study Areas have unique site-specific constraints, including water service and soil conditions, and their development potential will be confirmed through future neighbourhood planning.

Land Use Overlay Statistics

- Population: 5,200
- Housing Units: 1,750
- Developable Area: 70 ha (175 acres)
- Total Area: 95 ha (235 acres)

Land use statistics are estimations, and will be refined through the neighbourhood planning process.



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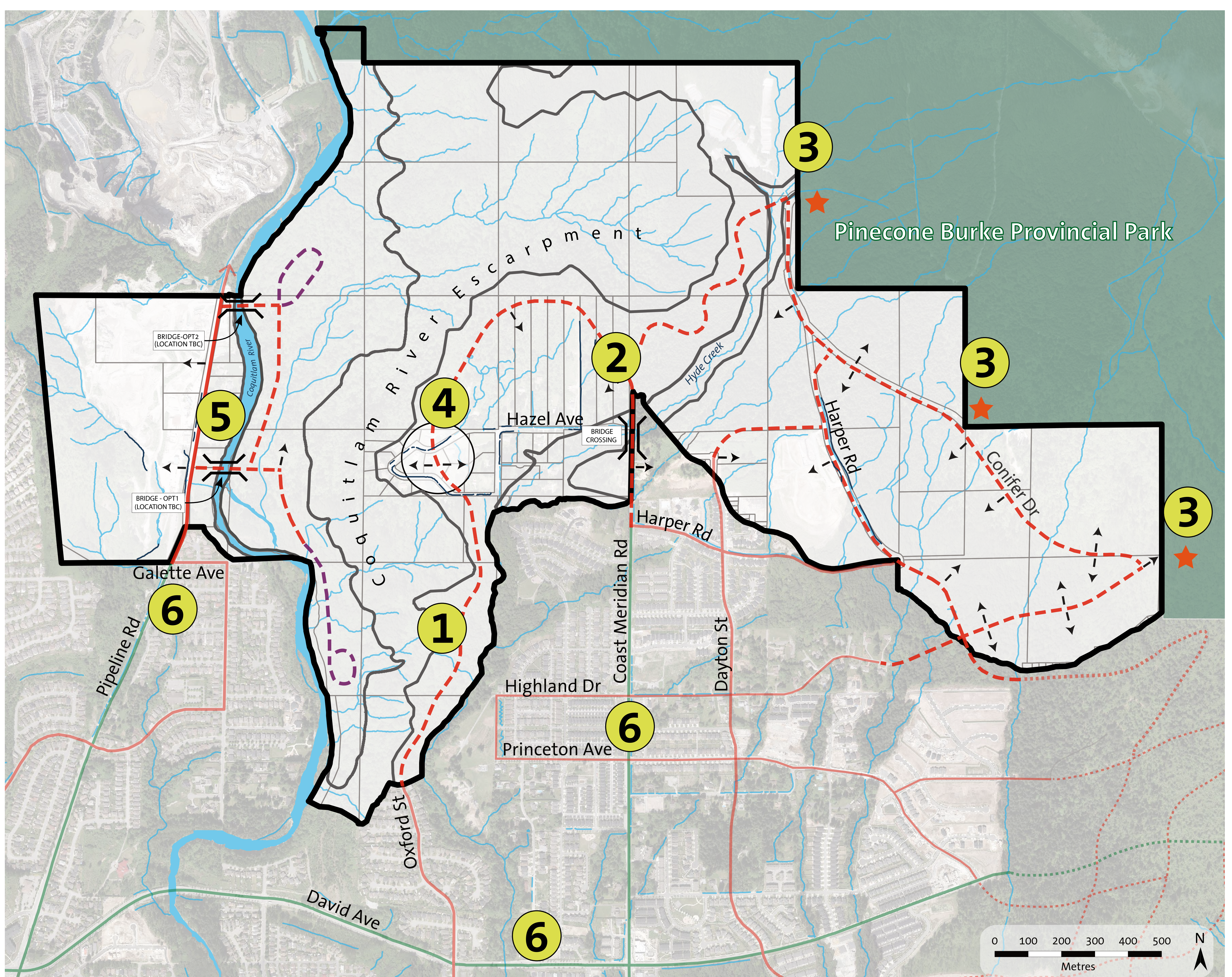
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Conceptual Road Network

Highlights:

- 1** Extension of Oxford Street, as identified in the Official Community Plan and Strategic Transportation Plan.
- 2** Extension of Coast Meridian Road will require a bridge/culvert crossing of Hyde Creek.
- 3** Several options to access Pinecone Burke Provincial Park are proposed.
- 4** Collector road alignment in the existing Hazel-Coy area will be refined through future neighbourhood planning.
- 5** Two options are proposed for a bridge crossing. Only one crossing is required.
- 6** Adjacent arterials (Pipeline Road, Coast Meridian Road, David Avenue) can accommodate the increase in traffic.



Disclaimer: The actual location of roads and connections will be determined through the land development process.

Legend

Inside the NBV Area

- Northwest Burke Vision Area
- Natural Area Boundaries
- Existing Collector
- Conceptual Collector
- Optional Conceptual Connection
- Conceptual Local Connections
- Potential Bridge Option
- Special attention required through neighbourhood planning to finalize the road alignment.

Outside the NBV Area

- Existing Arterial
- Approved Arterial (as per CWOCP)
- Existing Collector
- Approved Collector (as per CWOCP)
- Potential Primary Park Entry (Pedestrian and Potential Vehicle Access)

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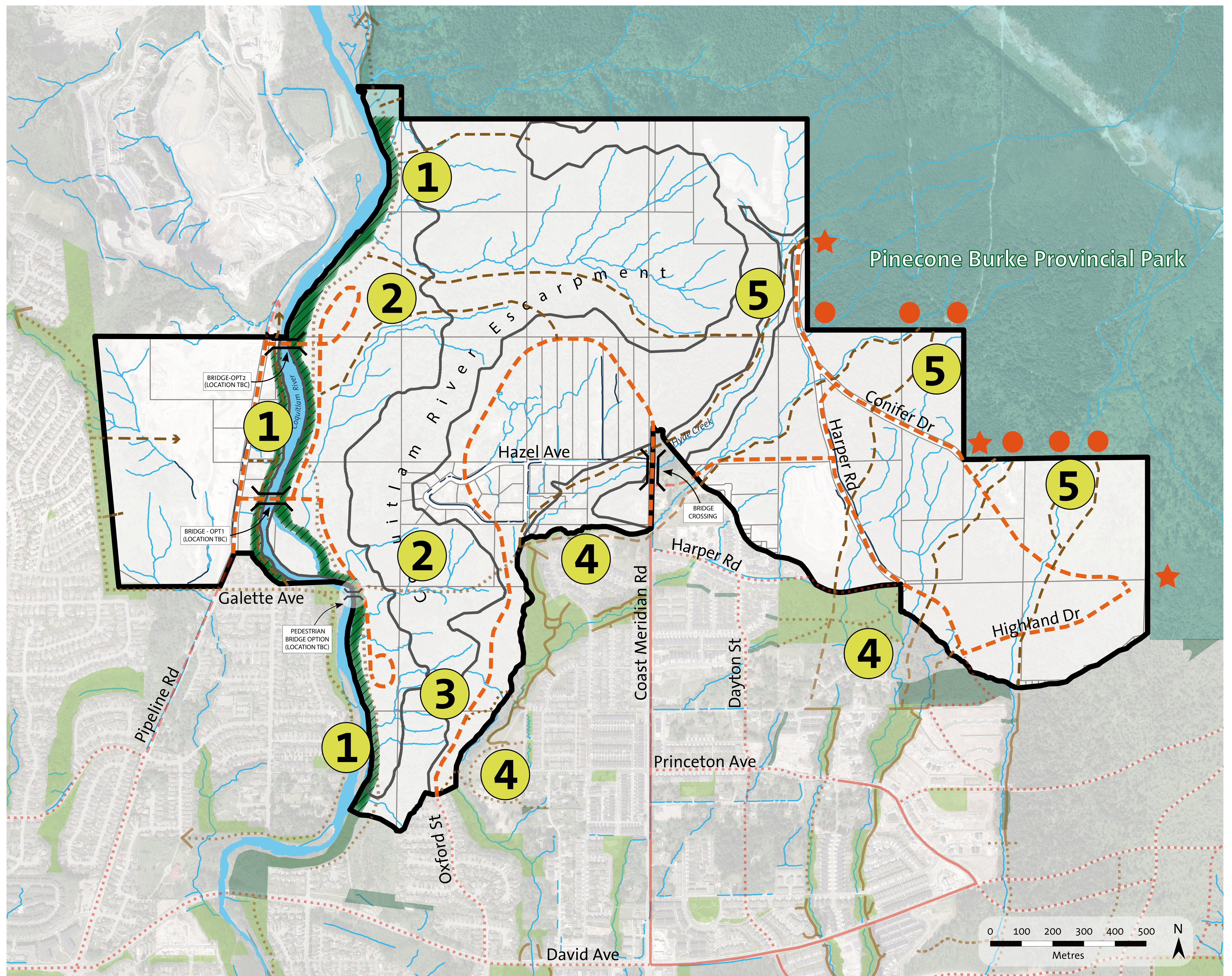
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Conceptual Trail Network

Highlights

- 1** Coquitlam River Recreational Trail system will provide access to Pinecone Burke Provincial Park.
- 2** Trails will connect areas east of the escarpment to the Coquitlam River.
- 3** An extended trail along Oxford Street will connect to Pinecone Burke Provincial Park.
- 4** Trails will be extended north from the Upper Hyde Creek, Smiling Creek, and the Partington Creek neighbourhoods.
- 5** Trail connections will provide access to Pinecone Burke Provincial Park.



Legend

Inside the NBV Area

- Northwest Burke Vision Area
- Natural Area Boundaries
- Coquitlam River Trail System
- Potential Bridge Option
- Potential Pedestrian Bridge Option
- Conceptual Bicycle Routes
- Conceptual Trails
- Approved Trails (OCP/Master Trail Plan)

Outside the NBV Area

- Existing Park
- Approved Parks (per OCP)
- Existing Bicycle Routes
- Conceptual Bicycle Routes
- Approved Bicycle Routes (per OCP)
- Existing Trails
- Conceptual Trails
- Approved Trails (OCP/Master Trail Plan)
- Potential Neighbourhood Park Entry (Pedestrian Access Only)
- Potential Primary Park Entry (Pedestrian and Potential Vehicle Access)

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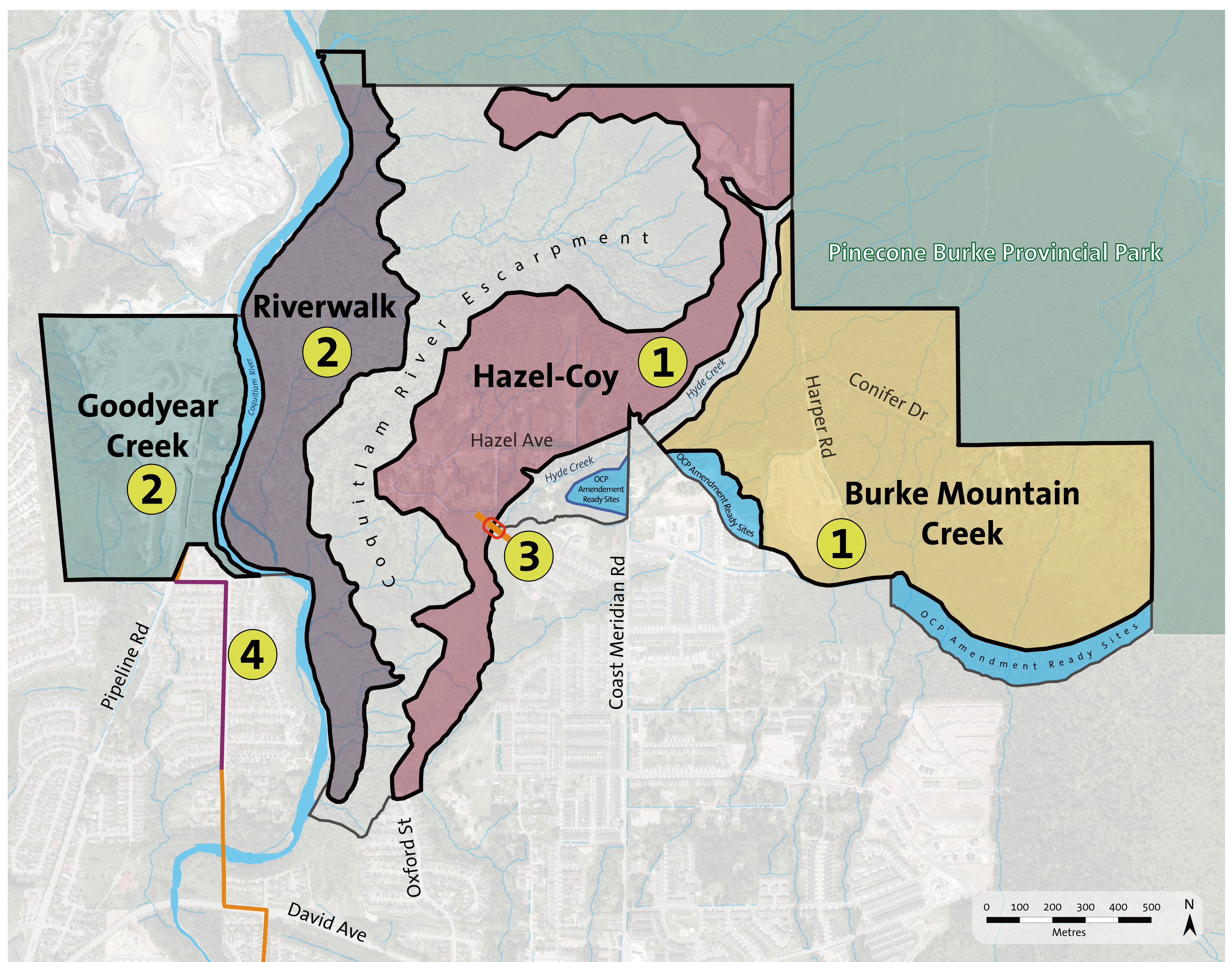
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Conceptual Utilities Network

Highlights:

- 1** A new water reservoir will be required to service the Hazel-Coy and Burke Mountain Creek areas.
- 2** Integrated Watershed Management Plans will need to be prepared for the Goodyear Creek and Riverwalk areas.
- 3** A utilities bridge will cross Hyde Creek to the Hazel-Coy area with water, sanitary sewer and storm water pipes.
- 4** Sanitary sewer upgrades required for the Goodyear Creek and Riverwalk areas.



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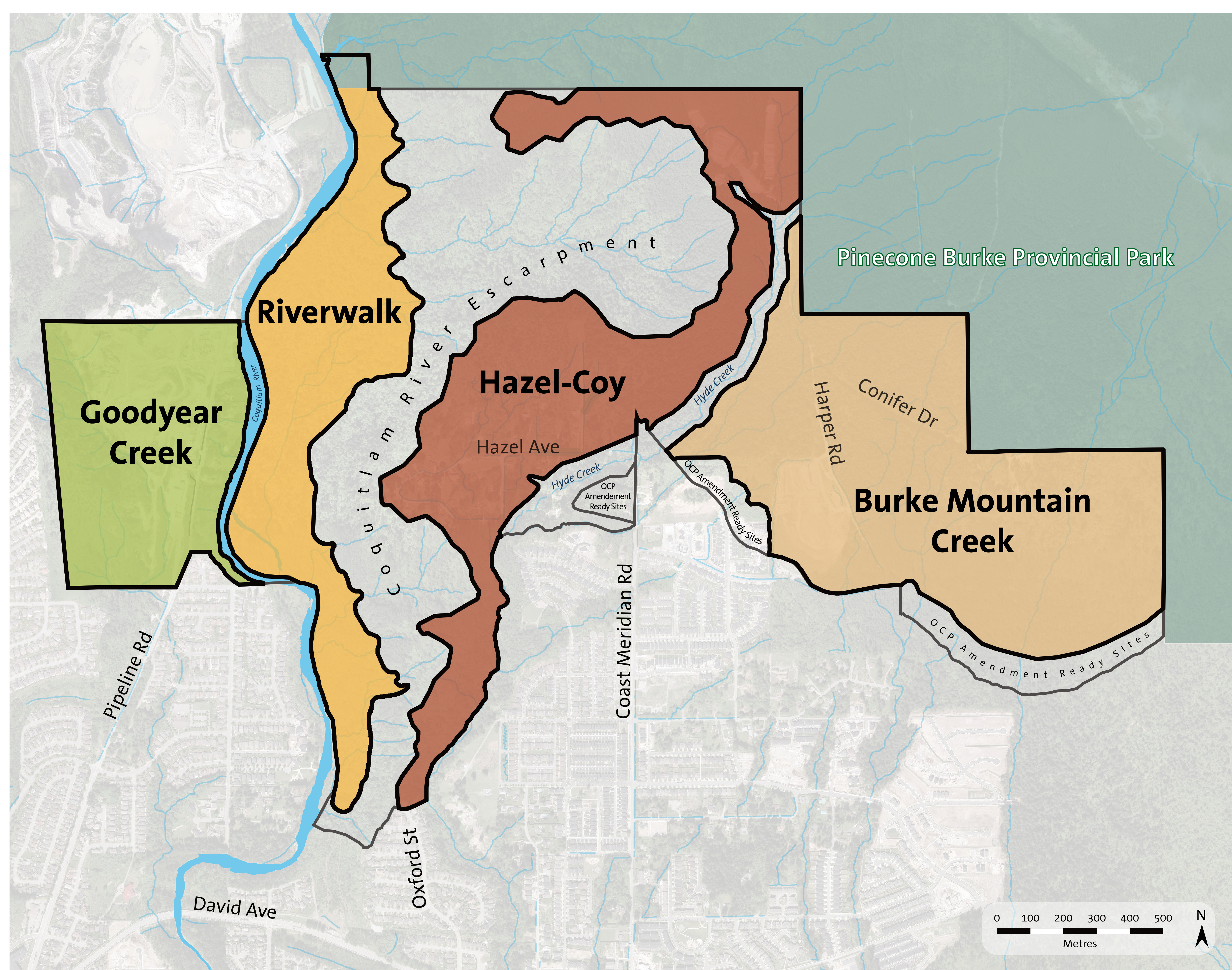
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Implementation

Neighbourhood Planning Requirements

The NBV will be implemented through the preparation of neighbourhood plans for each of the four potential neighbourhood planning areas:

- Goodyear Creek
- Riverwalk
- Hazel-Coy
- Burke Mountain Creek



Implementation consists of guidelines for the preparation of neighbourhood plans and their phasing. Council consideration will be required to initiate the preparation of neighbourhood plans.

Neighbourhood plans will include the following key considerations:

- **Sensitive Site Design** that responds to the natural topography and environmental conditions of the area.
- **Planning with the Slope** to preserve the natural topography of the hillside:
 - » **Terraced Development** will create buildings that integrate well with the natural terrain.
 - » **Retaining Walls** will be stepped to minimize height, appropriate landscaping will be used, and access will be provided for ease of long-term maintenance.

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Implementation

Wildlife Management

To protect wildlife and reduce potential risk of encounters between residents and wildlife, including endangered and at-risk species, policies will be applied at the neighbourhood planning stage, to provide:



- Safe movement of wildlife through the design of local road networks, including bridge and culvert designs.
- Protection of wildlife corridors to protect wildlife, while enabling residents to continue to enjoy living in a community surrounded by nature.
- Implement policies that build on the City's recent **Bear-Smart** Certification designation.

Wildfire Mitigation

Policies for each neighbourhood will be considered which address the risk of property damage from possible wildfires in adjacent forested areas.



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Implementation

Riparian Assessment Areas

Regulations that protect riparian areas focus on features, functions and conditions that are vital for maintaining stream health and productivity, including:

- Areas for stream channel migration
- Vegetative cover to help moderate water temperature
- Food, nutrients and organic matter to the stream
- Stream bank stabilization

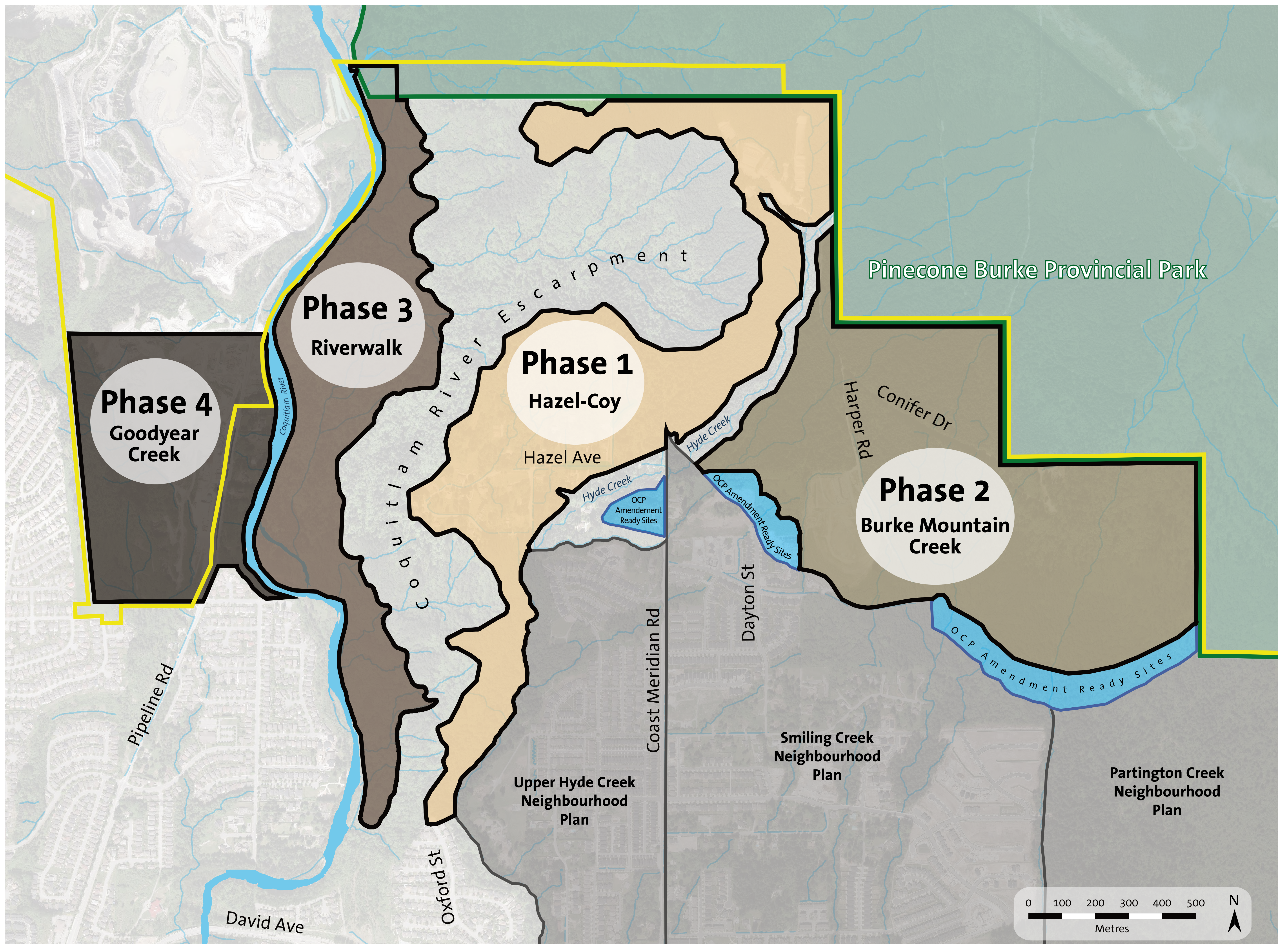
Watercourse Protection Development Permit

Development occurring within a Watercourse Protection Development Permit Area requires a Watercourse Development Permit, which ensures the review of proposed development within 50 metres of the top-of-bank of a watercourse under the Riparian Areas Regulation (RAR).



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Phasing Plan


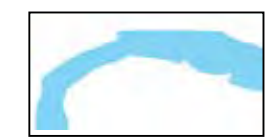


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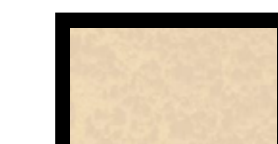



Boundaries

-  Potential Neighbourhood Planning Area Boundaries
-  Urban Containment Boundary
-  Pinecone Burke Provincial Park Boundary

Natural Features

-  Watercourses
-  Coquitlam River

Phasing Plan

-  OCP Amendment Ready Sites
-  Phase 1: Hazel-Coy
-  Phase 2: Burke Mountain Creek
-  Phase 3: Riverwalk
-  Phase 4: Goodyear Creek

Neighbourhood plans are proposed to be prepared in a phased manner that considers the cost-effective extension of utility servicing (water, sewer and drainage) and access to schools, shopping and public facilities for future residents.

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Next Steps

Your input from this Community Information Session will be used to refine the draft Northwest Burke Vision.

Once Phase 3 consultation is complete, the finalized Vision will be brought forward to Coquitlam Council in mid-2017 for consideration of approval.

Your Feedback is Important to Us

Thank you for reviewing the information panels— please fill out a **comment form**.

Interested in email updates?

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Thank You!

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