

# Oakdale Land Use Designation Update: Phase 2



Thank you for joining us at this Community Information Session for the Oakdale Land Use Designation Update!

We are currently in the second phase of the Oakdale Land Use Designation Update and we want you to get involved to help shape the future of the Oakdale neighbourhood.

Please sign in, review the information panels on the land use options, and feel free to ask staff questions.

### **Your Feedback is Important to Us**

After you have reviewed these boards, please fill out the survey at [coquitlam.ca/oakdale](https://coquitlam.ca/oakdale).

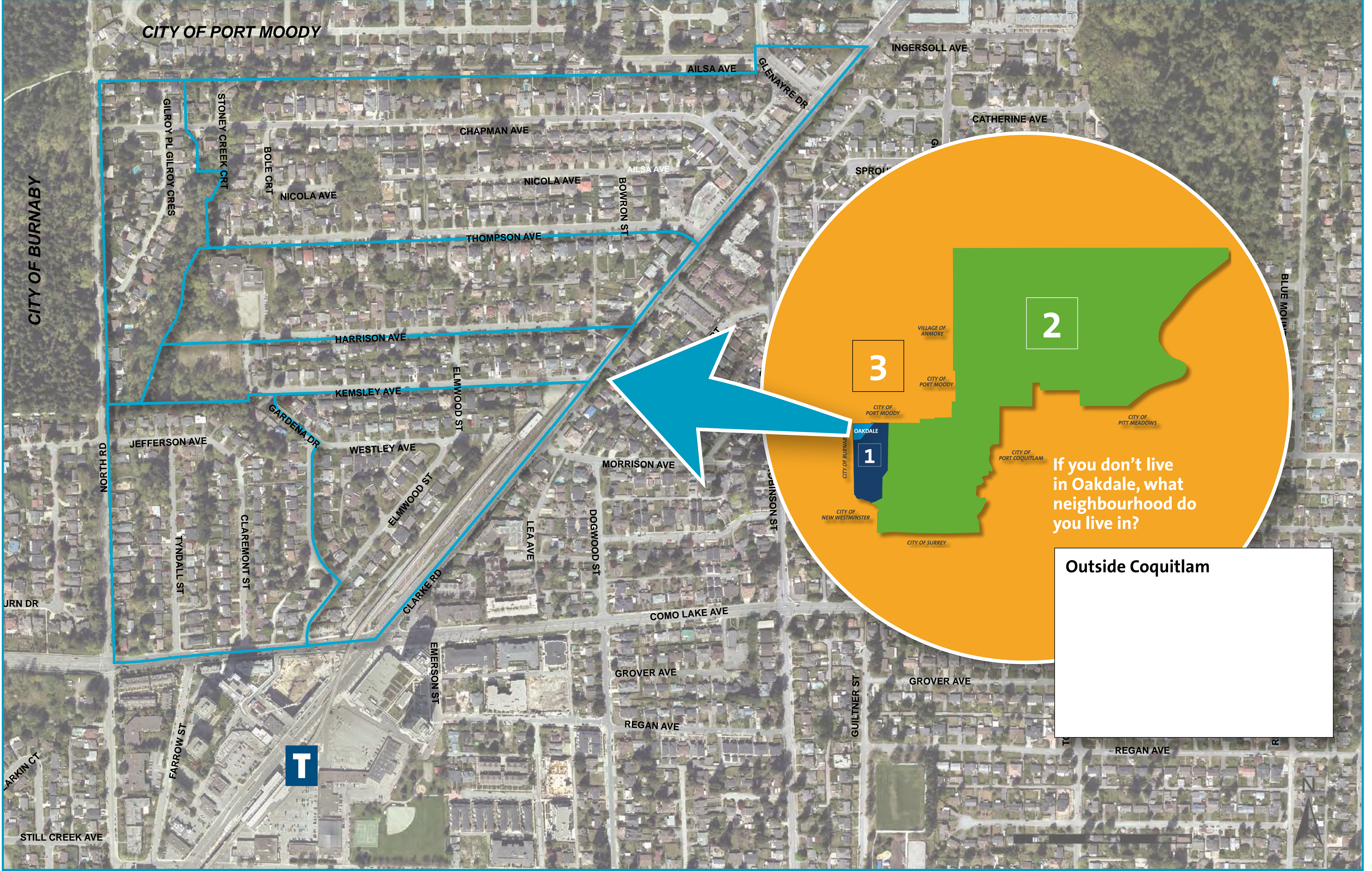
Your feedback (together with staff analysis) will be used to develop one preferred land use concept for Council's consideration.

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# Welcome

Dot Your Lot! Place a dot on the map where you live.



## Dot Your Lot!

Place a dot on the map where you live.

If you don't live in Oakdale, where do you live?

Options:

- 1** Burquitlam-Lougheed Neighbourhood
- 2** Rest of Coquitlam
- 3** Outside Coquitlam

What is your connection to Oakdale?

Renter	Owner	Family/Friends in area	No Connection

How long have you lived in Oakdale?

Fewer than 2 Years	2 – 5 Years	6–10 Years	Over 10 Years	Don't live in Oakdale

Which of these planning initiatives have you previously participated in?

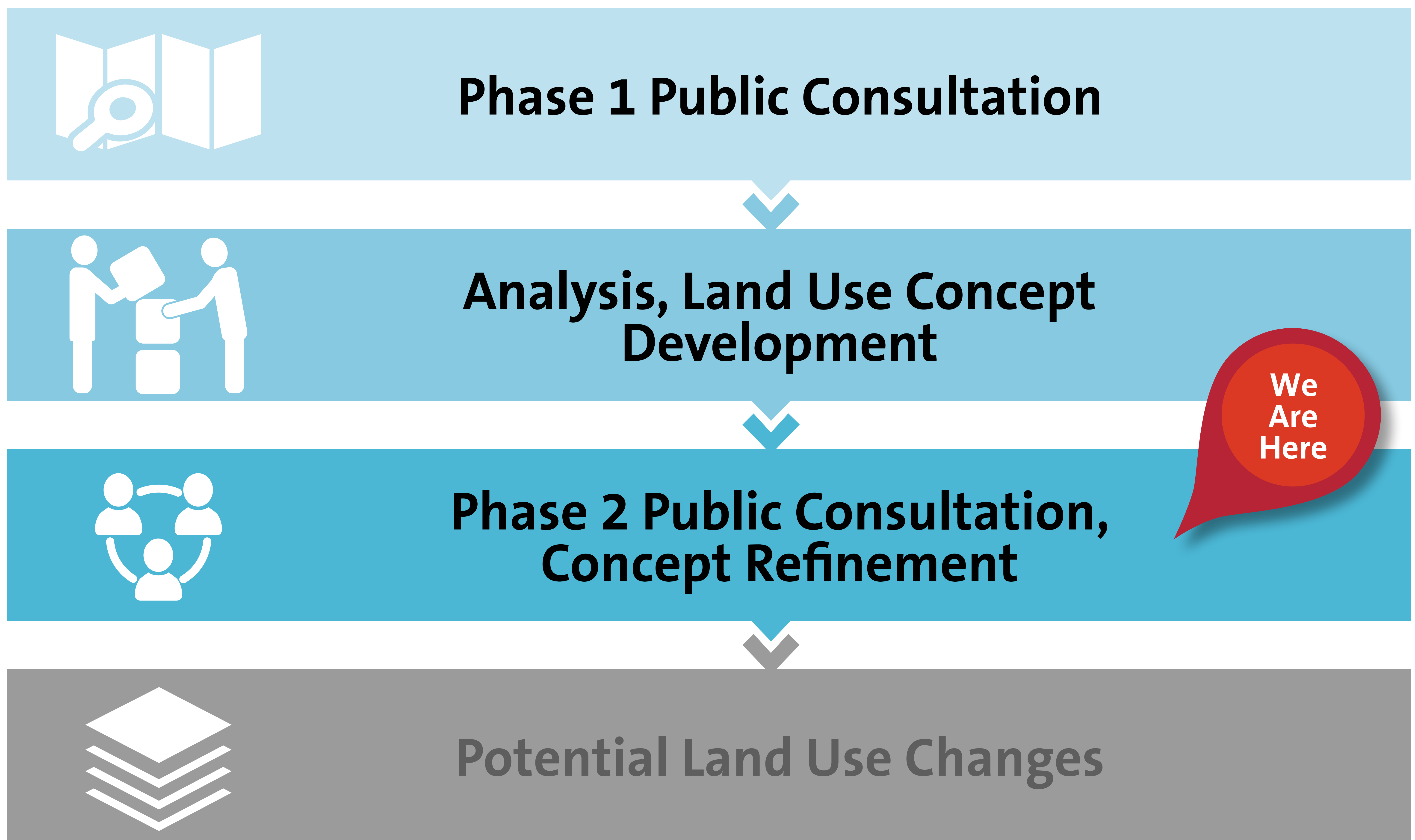
Burquitlam/Lougheed Neighbourhood Plan (2014 – 2017)	Oakdale Land Use Designation Update – Survey on neighbourhood values & priorities (2018)	Neither (today is my first time being involved in the process)

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# Scope & Process

The Oakdale Land Use Designation Update is intended to result in proposed refinements to the Burquitlam-Lougheed Neighbourhood Plan that will guide development in the Oakdale neighbourhood over the next 25 years.



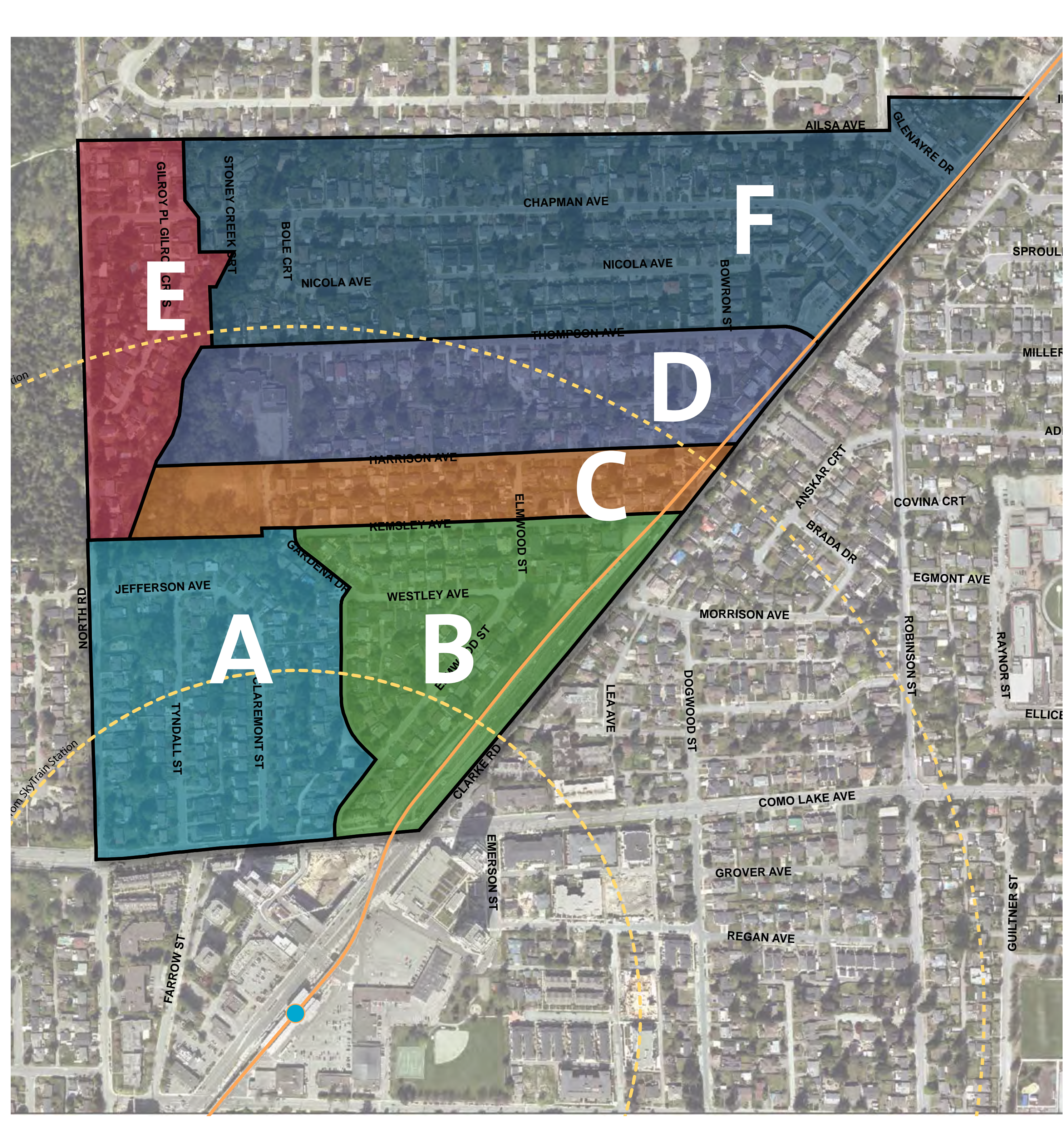
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# What We've Heard So Far

In Spring 2018, the City conducted the first phase of public consultation with a survey focused on neighbourhood values and residents' future visions of their neighbourhood.

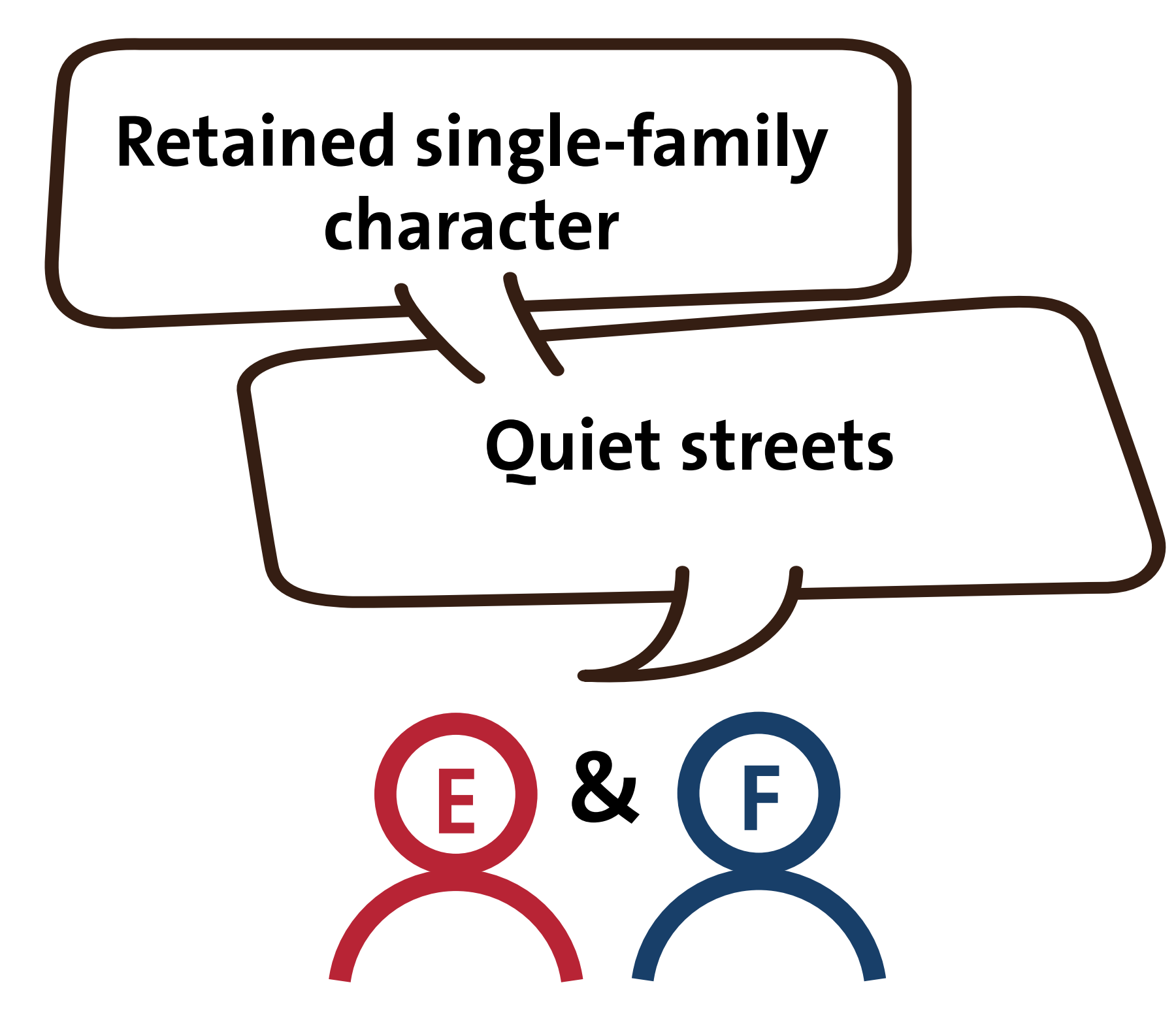
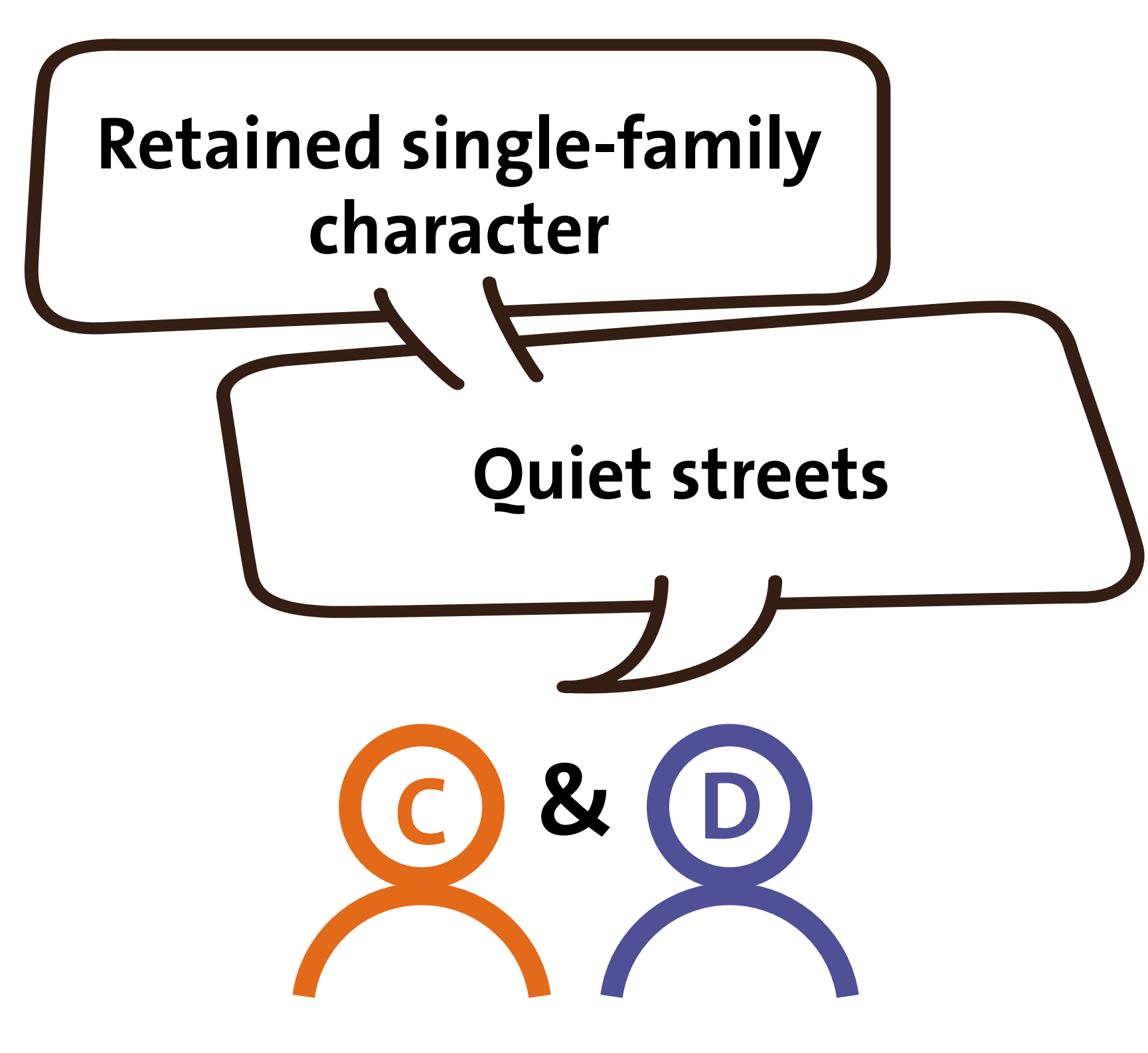
During analysis of the survey results, the Oakdale neighbourhood was geographically categorized into six sub-areas to allow for a comparison of residents' values, visions and preferences.



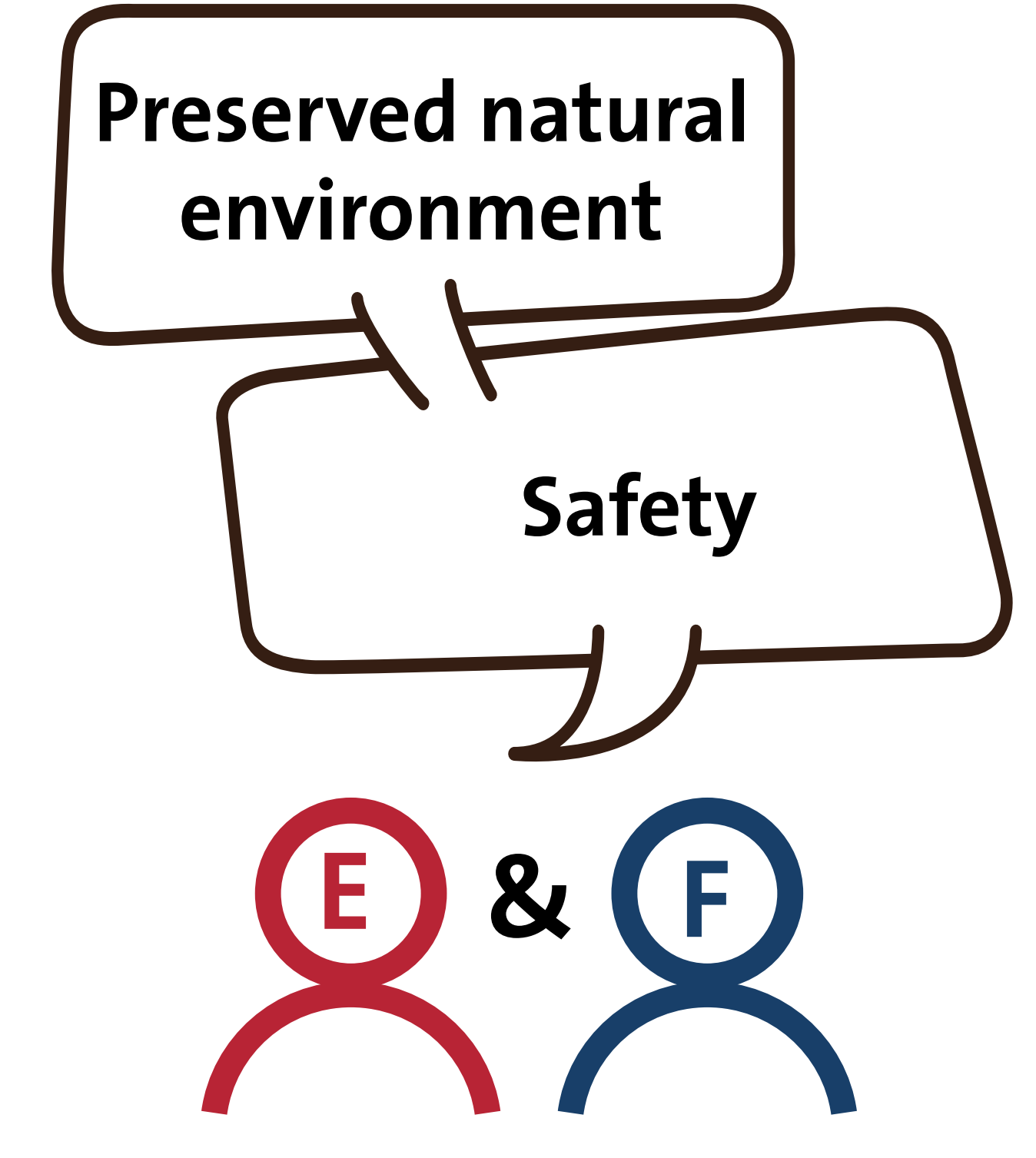
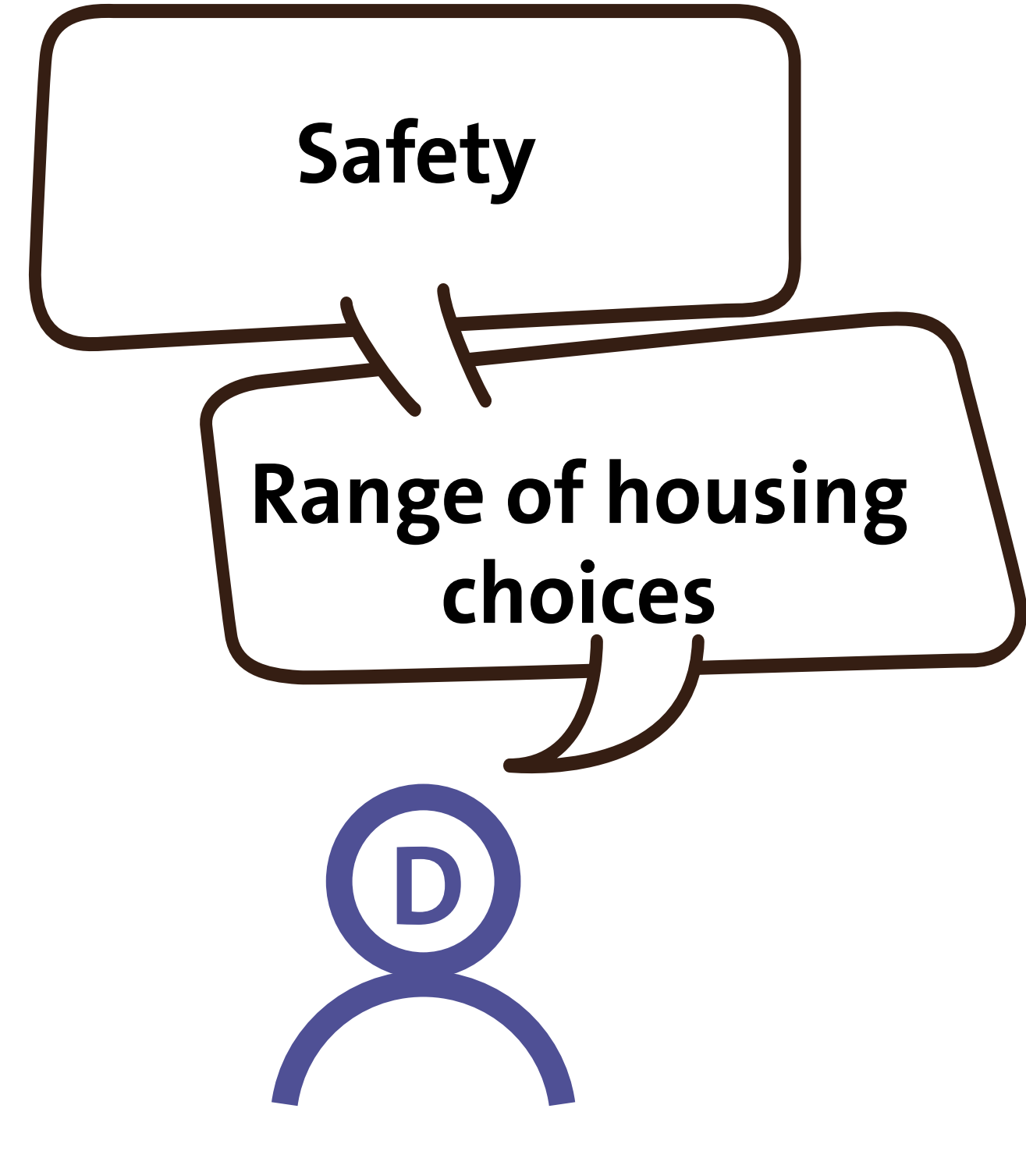
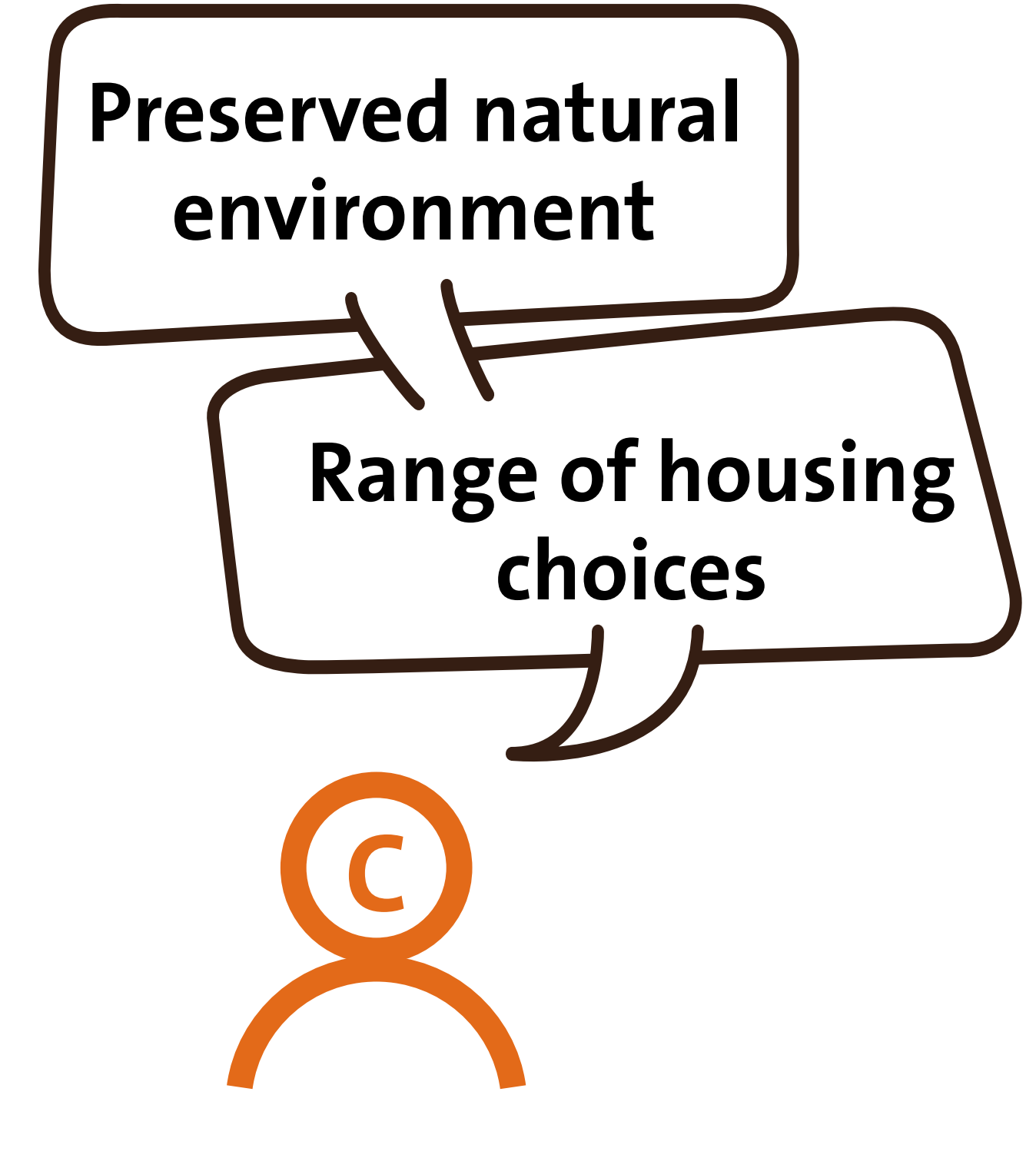
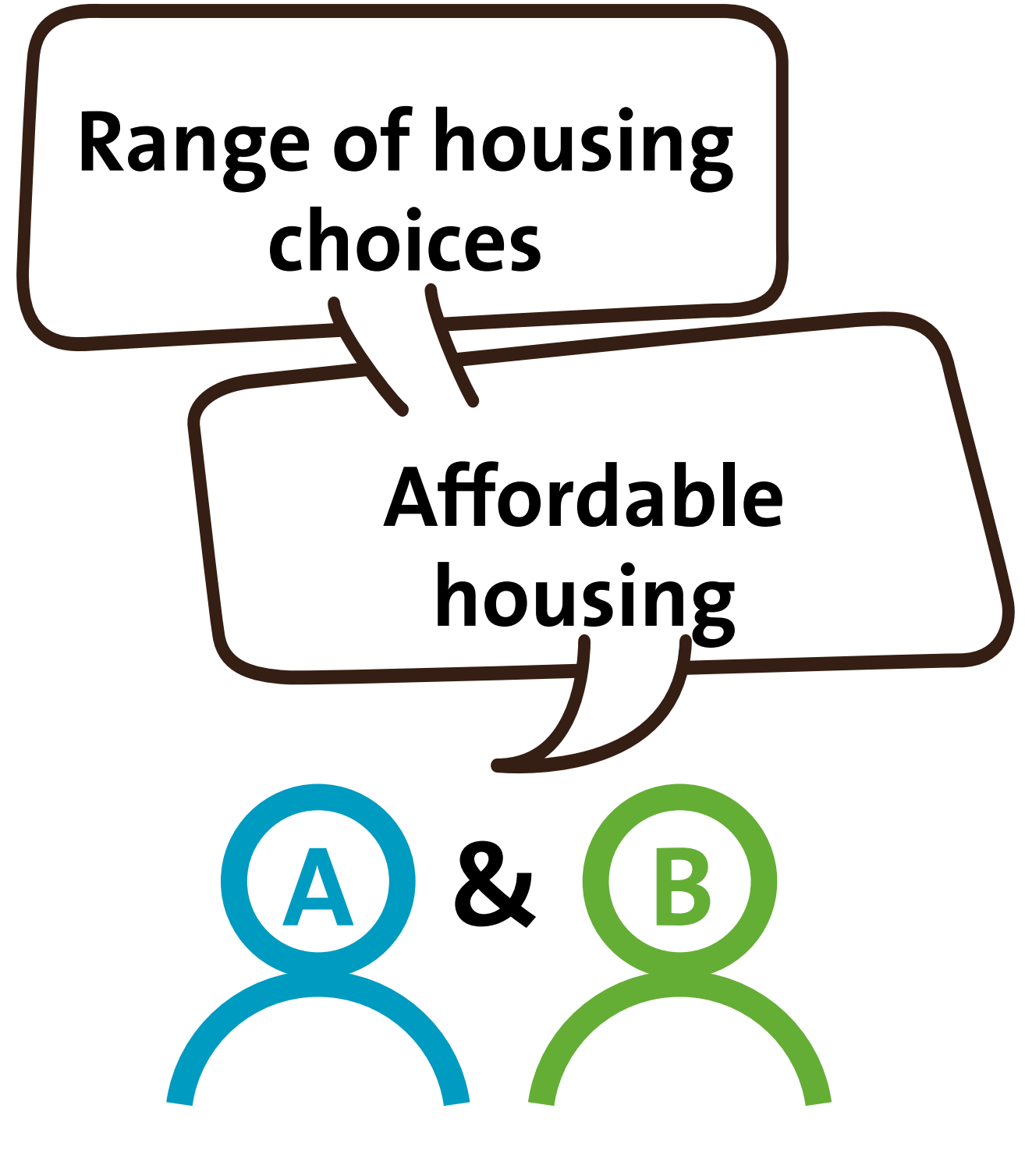
Top Three Values/Priorities	A	B	C	D	E	F
Provide higher levels of housing density	1	1				
Improve community access to services	2	2				
Foster revitalization and renewal in Oakdale	3	3				
Recognize established communities with retention of existing land uses where possible			=1		3	3
Design people-friendly streetscapes			=1	1		2
Respect watercourses and environmentally-sensitive areas			=3	2	=1	
Maintain existing single-family neighbourhood character			=3	3	=1	1

NOTE: the equal sign (=) is used to delineate a tie.

## Making Oakdale more complete & livable



## Oakdale's desired qualities in 25 years



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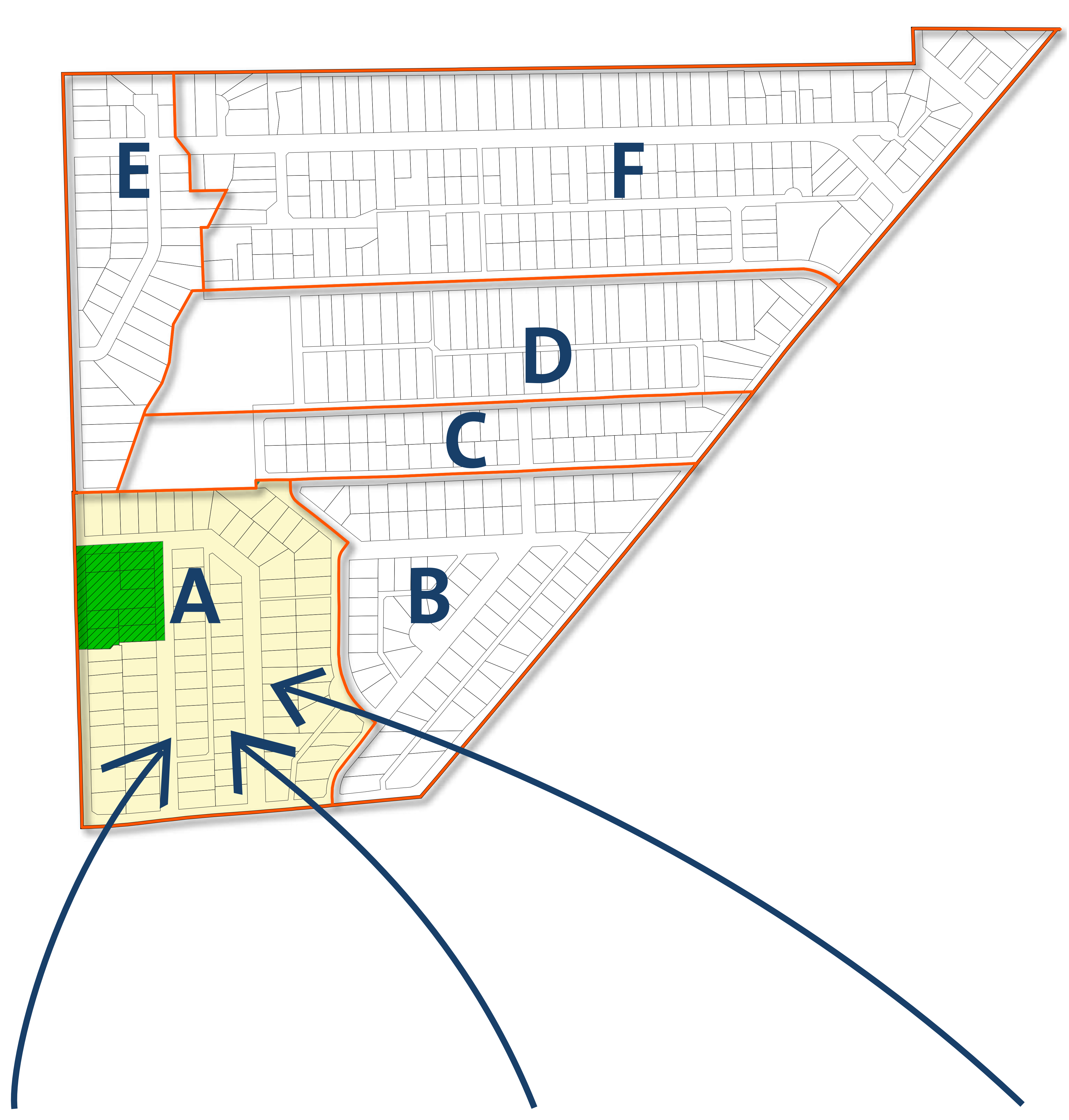


# Sub-Area Development Options

Up to three land use options have been developed for each sub-area based on a combination of:  
 feedback from the first public consultation phase; and  
 background and technical research, including transportation review and park amenities analysis

This approach allows for:

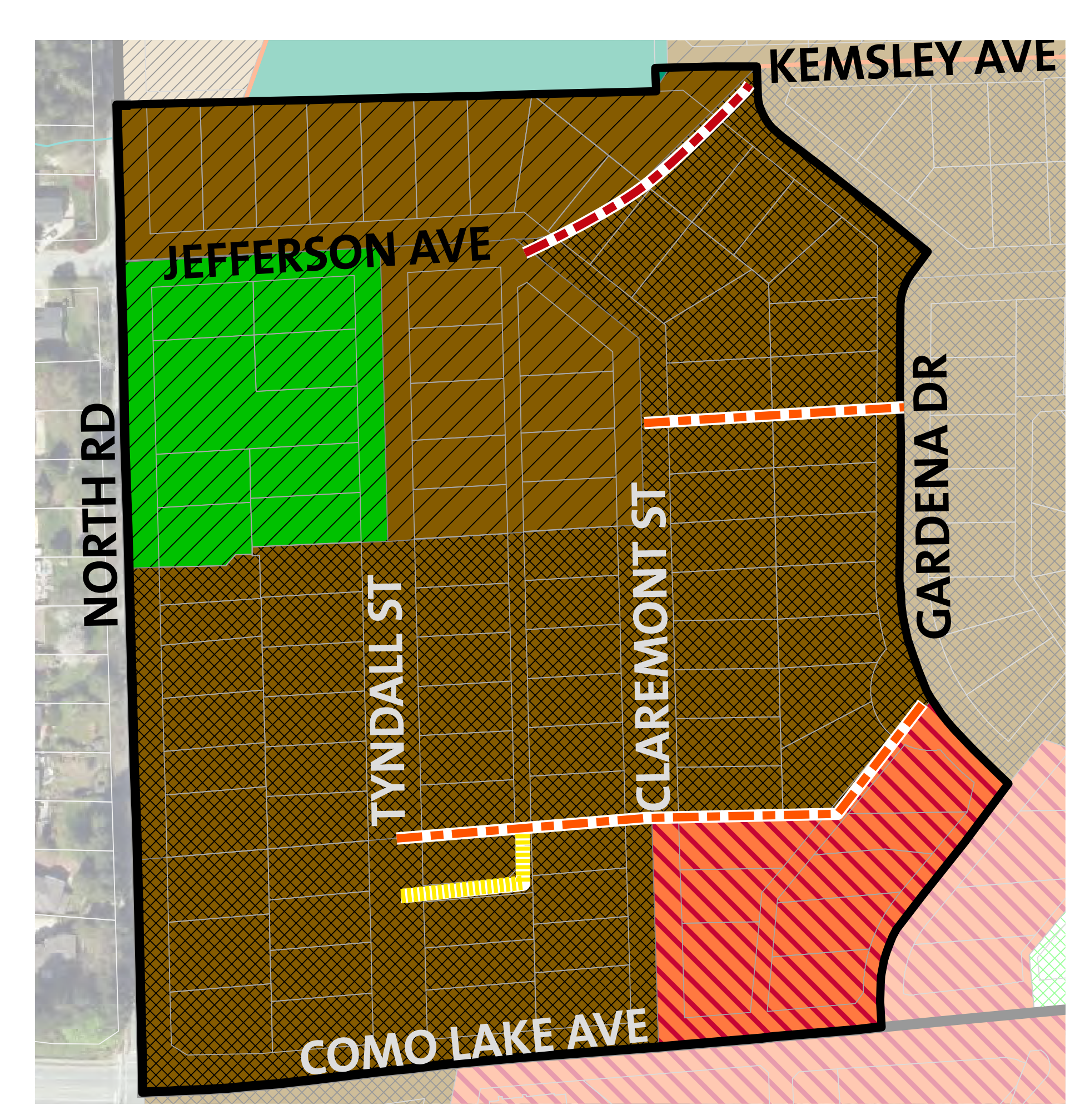
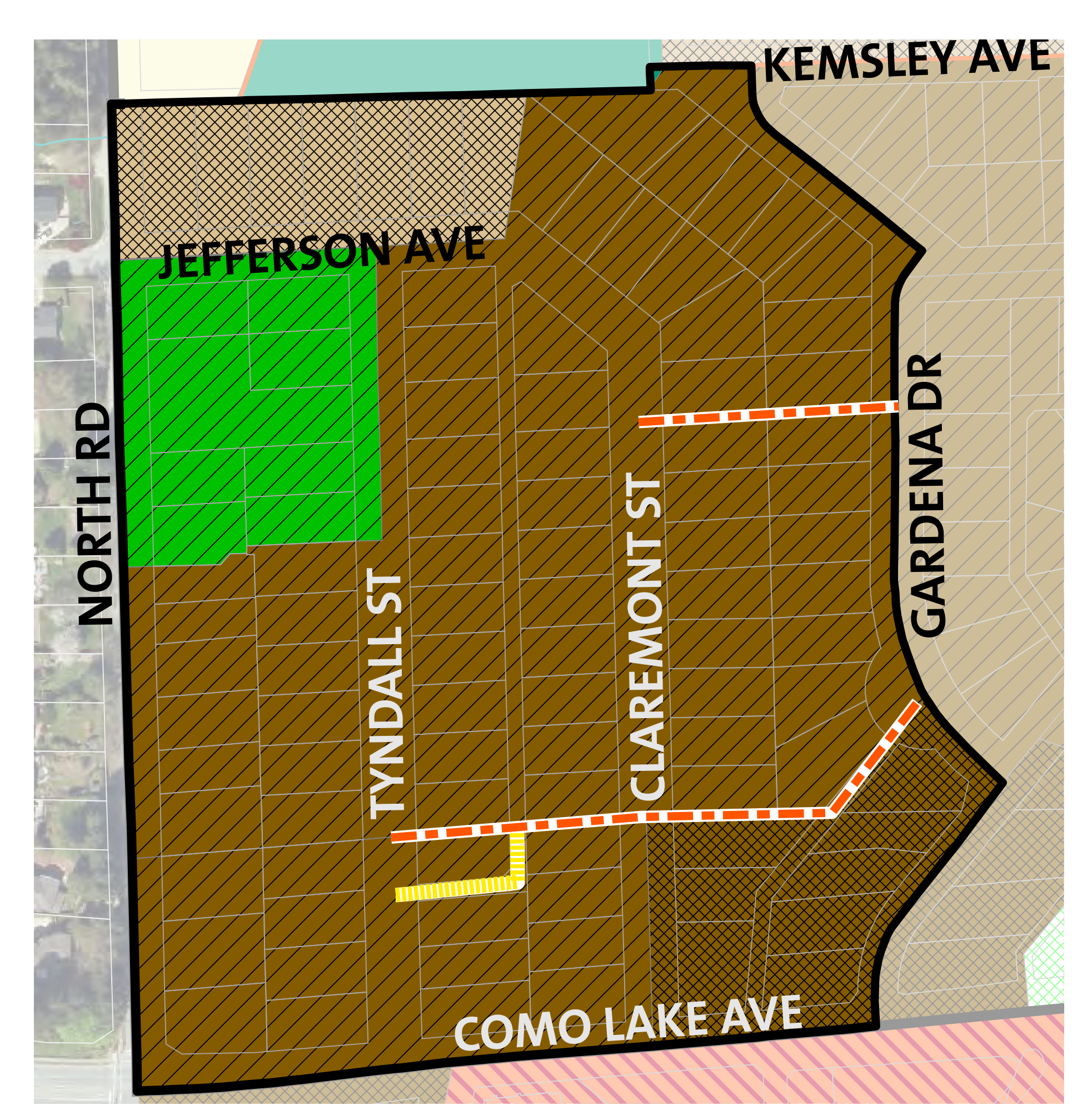
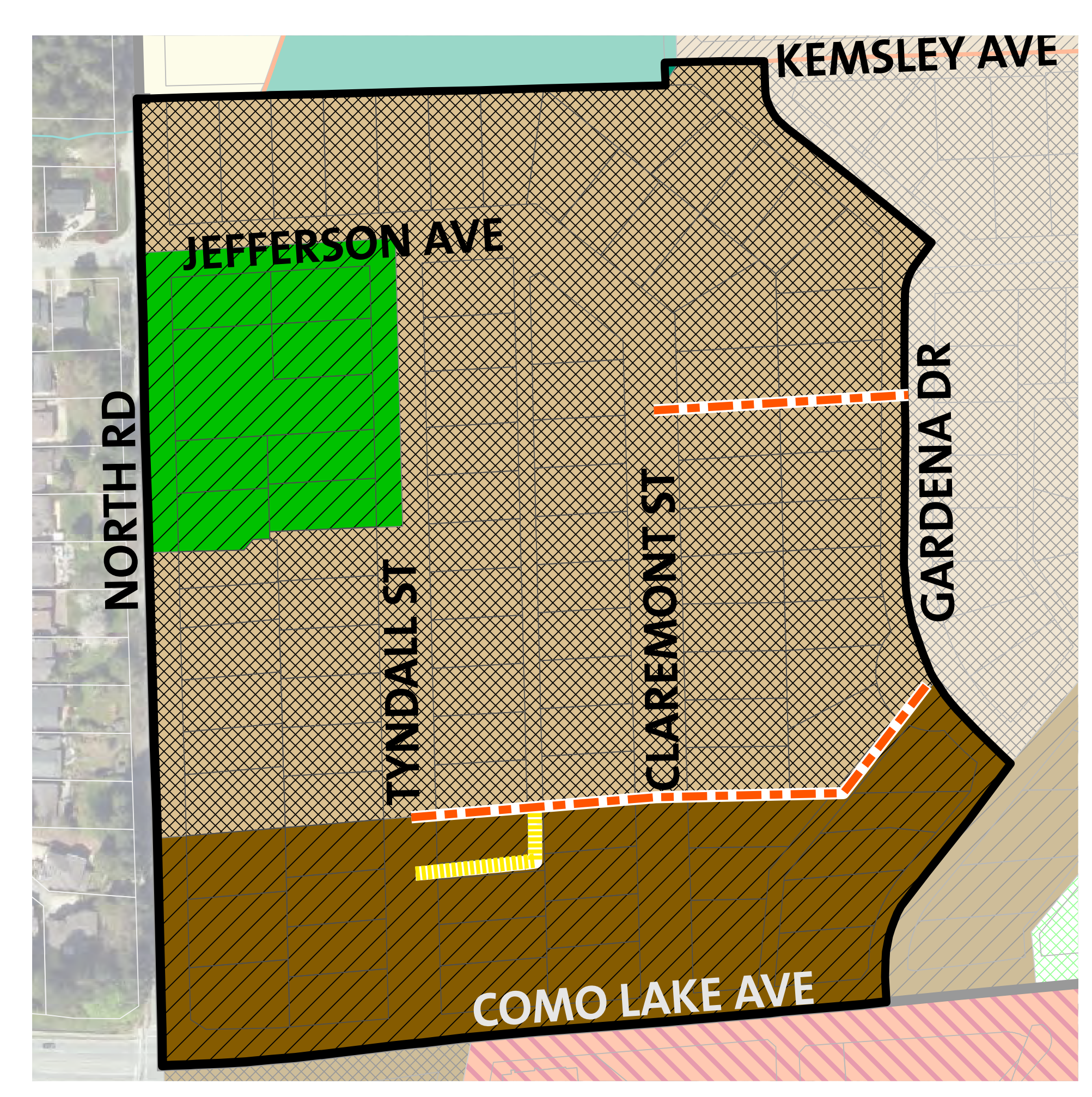
- > input on potential land use options for each sub-area to be evaluated independently;
- > individual land use options and supporting transportation connections for each sub-area to be mixed and matched; and,
- > different opportunities to manage and accommodate growth.



**Option 1**

**Option 2**

**Option 3**

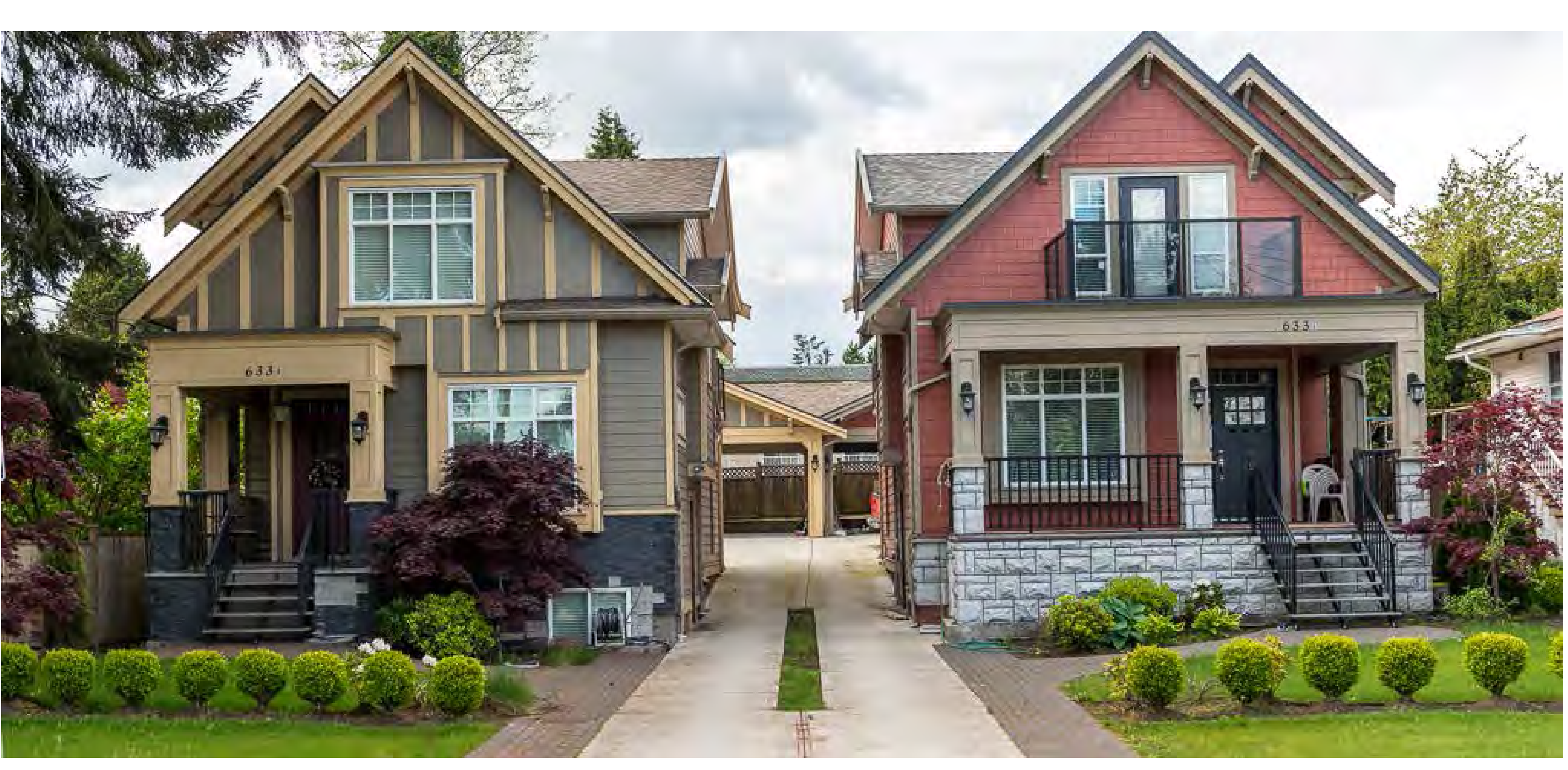
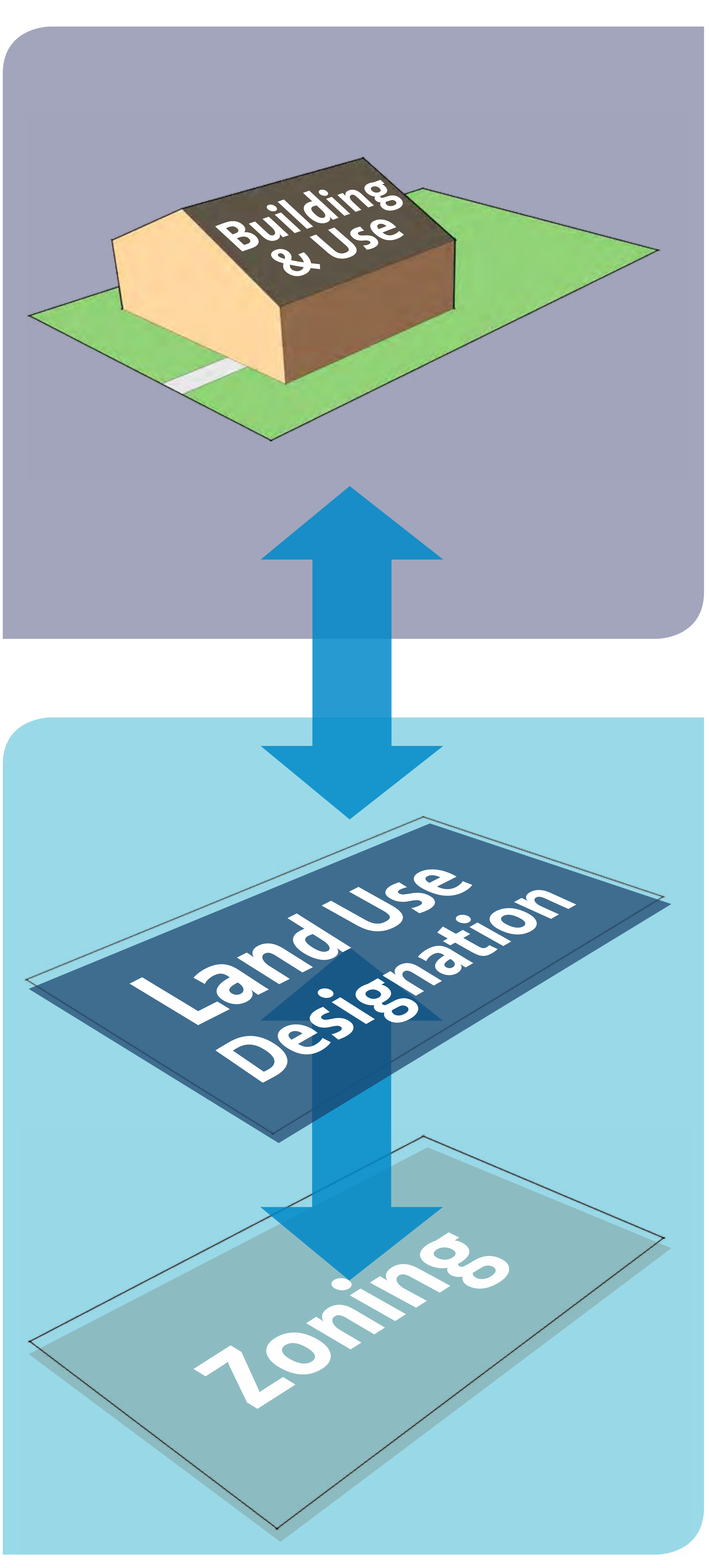


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# Land Use, Zoning & Density

## What are they and what is the difference?



Think of a property as having two layers:

- > **Land Use Designation** – describes the existing or future uses and building types a property can have (e.g., commercial, residential, etc) in the Official Community Plan (OCP). Changing the **land use designation** does not automatically change the **zoning**.
- > **Zoning** – specifies permitted uses, lot sizes, and the height, setbacks and density of buildings. All land in the City is assigned a zone under the City’s Zoning Bylaw. A zoning change requires rezoning, and the new zone must be consistent with the **land use designation**.

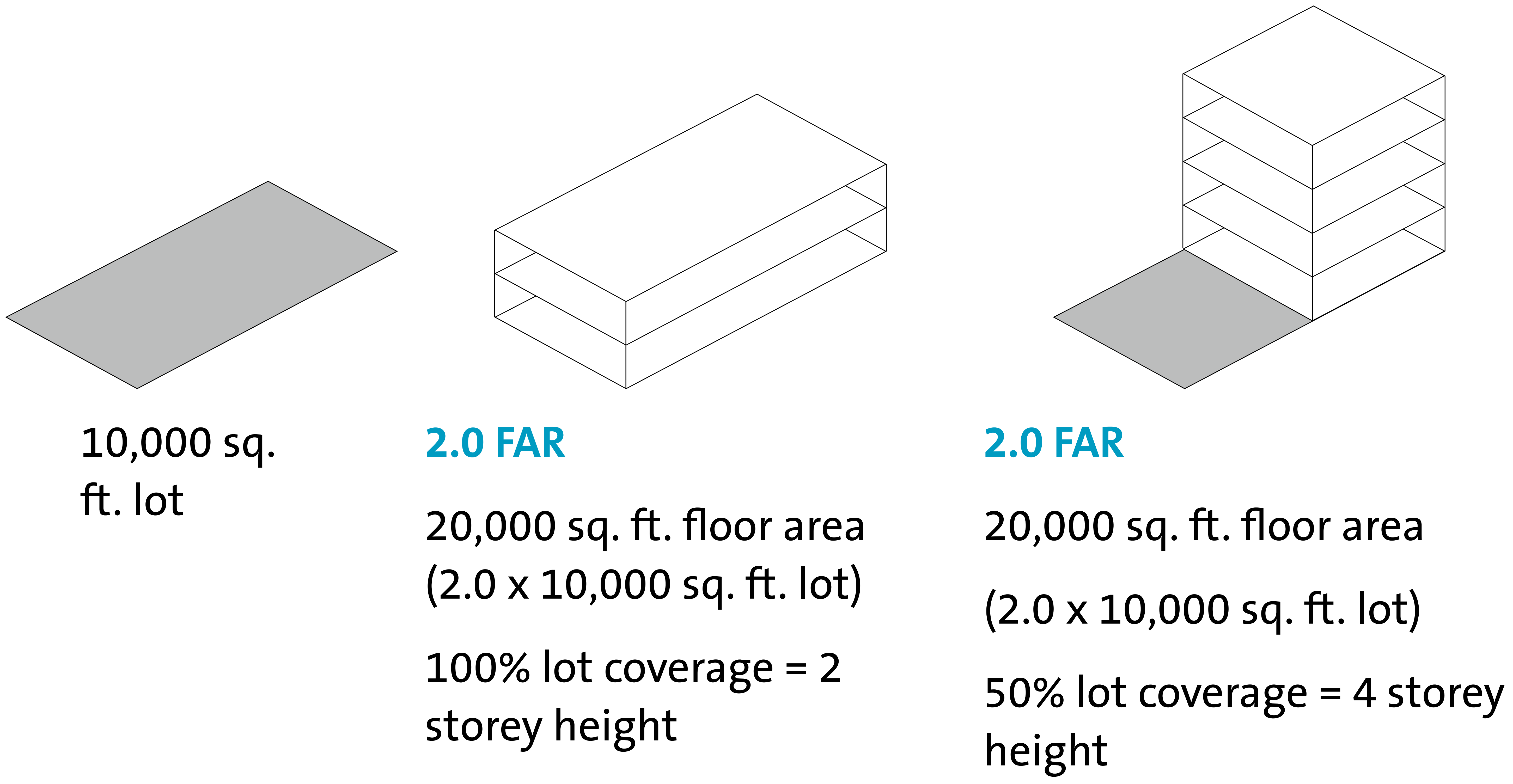
**Density** is the allowable floor area permitted to be built on a property, typically measured by a ratio called a Floor Area Ratio (FAR).

**Floor Area Ratio (FAR)** – defines the maximum amount of floor area (building floor area) permitted to be constructed on a lot expressed as a ratio of total floor area over lot area.

**Floor area** (and the building itself) may be further shaped by the Zoning Bylaw regulation of building setbacks, height, and **Lot Coverage** – the area or percentage of a lot that is covered by a building.

**FAR Example:**

If a lot is 10,000 sq. ft. and the maximum FAR is 2.0, the maximum allowable floor area that can be constructed is 20,000 sq. ft. Additionally, lot coverage shapes the building form.



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# Land Use Designations

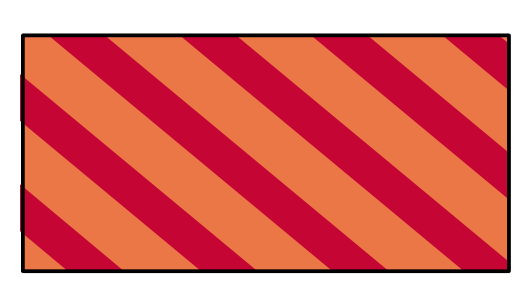
Land Use Designation	Transit Village Commercial	High Density Apartment	Medium Density Apartment	Townhouse	Neighbourhood Attached Residential (Housing Choices)	One Family Residential
Zones Included	C-7, RM-6, RM-5	RM-4, RM-5, RM-6	RM-2, RM-3	RTM-1, RT-2, RM-2	RT-1, RT-3	RS-1, RS-3
Maximum Density (FAR)	5.5 FAR	5.0 FAR	2.4 FAR	1.4 FAR	0.85 FAR	18 units per hectare*
Maximum Building Height	None (based on zoning restrictions)	None (based on zoning restrictions)	8 storeys	3 storeys	11 metres (2 storeys)	11 metres (2 storeys)

\* One family density is defined by 'units or houses per hectare.'

\*\* Maximum density / maximum building height specified is across all potential corresponding zones. Some of the corresponding zones may have a lower maximum density and/or maximum building height than that specified.

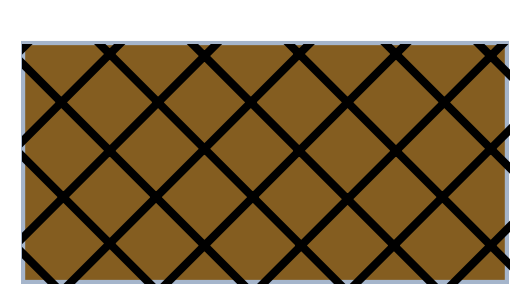
The land uses shown in these potential concepts identify the future use, building type and density that a property can have.

The location of these land uses is shown on the following sub-area panels.



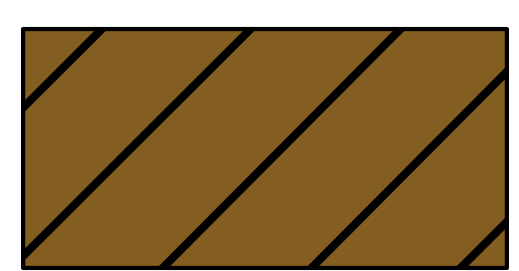
## Transit Village Commercial

- > Vibrant community hub
- > Mix of uses including high-rise residential, retail and commercial uses, and professional services



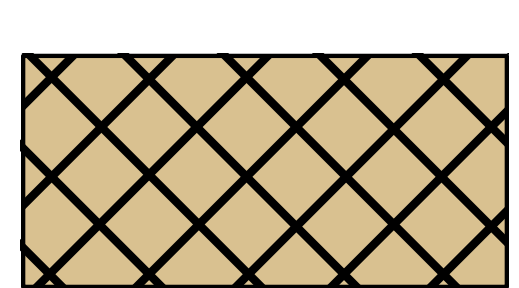
## High Density Apartment Residential

- > Apartment developments in tower form



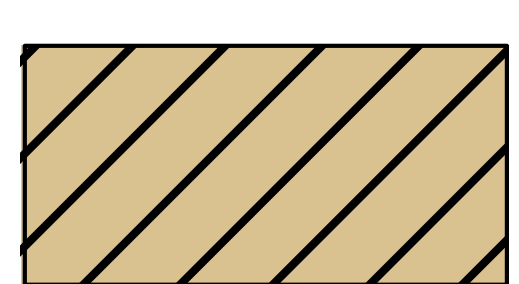
## Medium Density Apartment Residential

- > Variety of multi-family housing types including townhouses, stacked townhouses, and apartment buildings



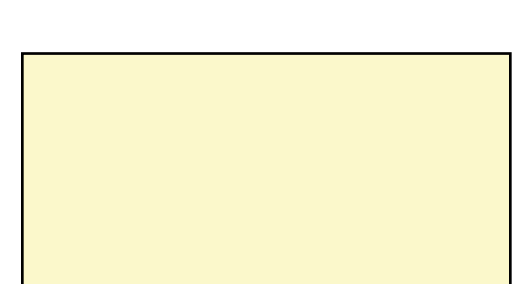
## Townhouse

- > Attached, ground-oriented housing types in townhouse or rowhouse form



## Neighbourhood Attached Residential

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



## One Family Residential

- > Low density single family lots



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