

Introduction

Planning for the Future

Burquitlam-Lougheed Neighbourhood Plan

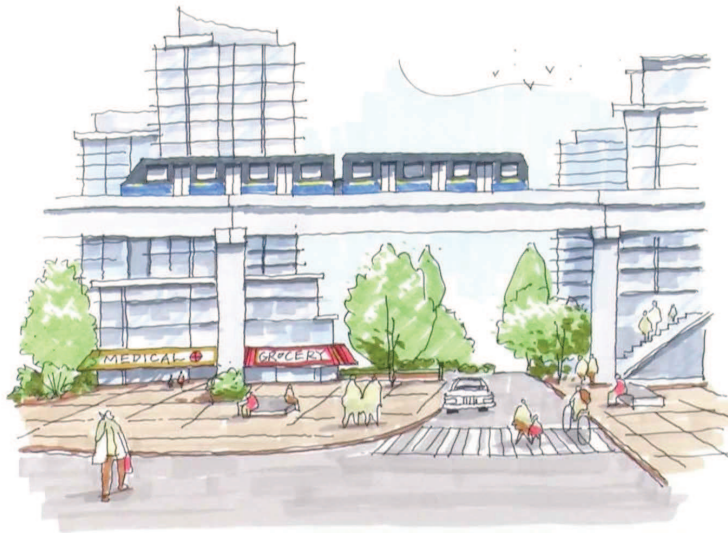
We are half way through the Burquitlam-Lougheed planning process and we want you to get involved to shape the changes in these neighbourhoods.

Your Feedback is Important to Us

Please take a moment to review these information panels on the land use options and fill out the comment form.

Staff are available to answer your questions!

We want to listen and make sure your voice is heard to ensure you are a part of developing these new plans.



Planning & Development Department
Email: planninganddevelopment@coquitlam.ca
Phone: 604-927-3430

Planning Process

The Burquitlam-Lougheed Neighbourhood Plan Update will take about 2 years to complete. We are currently in Phase 2 and this is one of multiple opportunities for your participation.

PHASE 1: Background, Ideas & Opportunities

Winter 2014/ Spring 2015



- Review existing policies, and background analysis
- Discuss 'Perspectives and Considerations'
- Update Plan Vision/Principles



PHASE 2: Land Use & Policy Options

Summer/Fall 2015

WE ARE HERE



- Develop land use, transportation, amenity and servicing options
- Analyze draft options and test ideas
- Consult on potential land use options



PHASE 3: Draft Plan & Servicing Assessment

Winter /Spring 2016

- Prepare draft BLNP, and implementation action plan
- Prepare Servicing Assessment
- Third round of public consultation



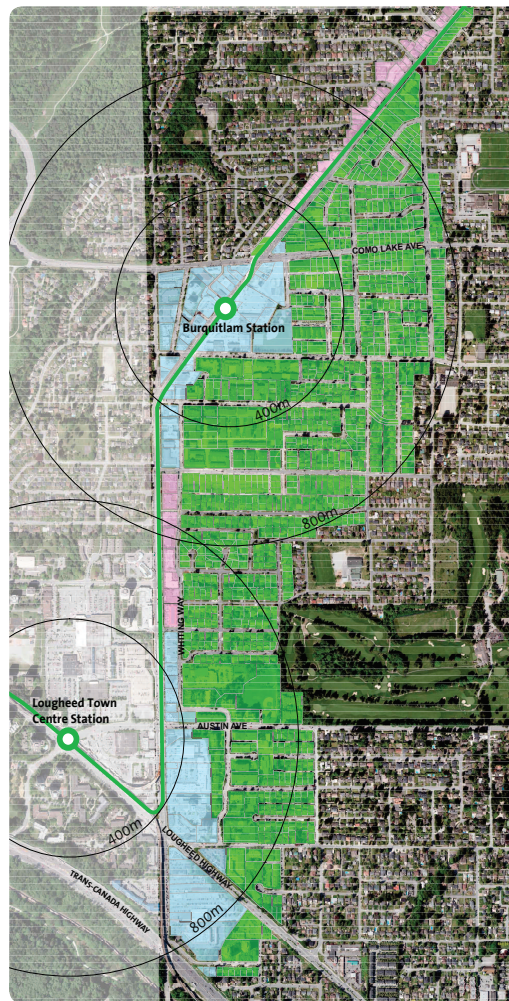
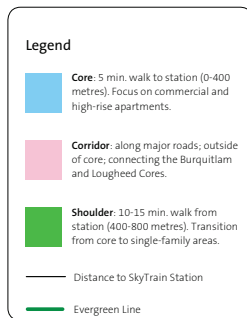
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Context: Transit-Oriented Development Strategy (TDS)

The TDS is a high-level vision that guides development around the Evergreen Line stations based on 6 key objectives:

1. Create Compact, Complete Neighbourhoods
2. Develop Transit Supportive Density
3. Implement High Quality Urban Design
4. Create Great Places
5. Promote Sustainable Transportation Choices
6. Manage Parking

TDS Areas



*** Note:**

For more information on the City of Coquitlam's *Transit-Oriented Development Strategy* (TDS), please visit: coquitlam.ca/tds

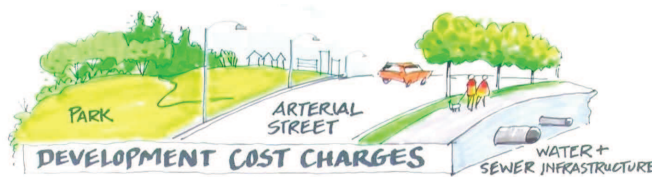
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Context: Funding for Growth

Development Cost Charges (DCCs):

- Main method to ensure new development contributes to providing necessary infrastructure and amenities to support growth.
- DCCs are fees paid by developers on all new development either per housing unit or per square metre of new construction
- DCC rates are set citywide by Council and the money goes into six specific funds to help pay for needed infrastructure:

1. Transportation
2. Parkland Acquisition
3. Park Improvement
4. Drainage
5. Sanitary Sewer
6. Water System

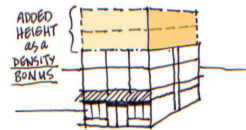


Other Growth-Funded Programs

Two additional programs to raise funds from new development to help pay for amenities not eligible for DCC funding:

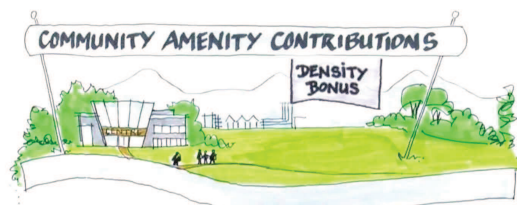
1. Density Bonus

- An optional financial contribution made by a developer when City Council approves additional proposed density at the time of rezoning.
- The amount of additional density and financial contribution is set out in the Zoning Bylaw.
- Applies to floorspace above 2.5 Floor Area Ratio (FAR).



2. Community Amenity Contribution (CACs)

- Voluntary contribution made by a developer at the time of rezoning in **the Burquitlam-Lougheed area**.
- Only applies to new residential density additional building floor area associated with the rezoning application.
- Used to help fund a specific amenity in the area.



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What We've Heard So Far

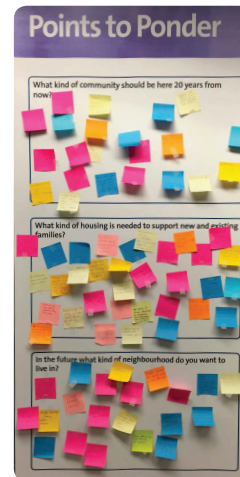
Phase 1 Feedback

Residents currently value:

- Location;
- Green community;
- Local shopping / amenities; and
- Quiet and peaceful nature.

Suggestions for Improvement:

- Reduce traffic congestion;
- Increase community safety;
- More walking / biking opportunities;
- Improve / increase parks and open space;
- Provide more community facilities; and
- Increase housing options.



Other Key Messages:

- Target density to specific locations and/or housing types;
- Increase density for improved local amenities;
- Develop a more urban feel to the area;
- Determine general development directions; and
- Address concerns over neighbourhood impacts from redevelopment.



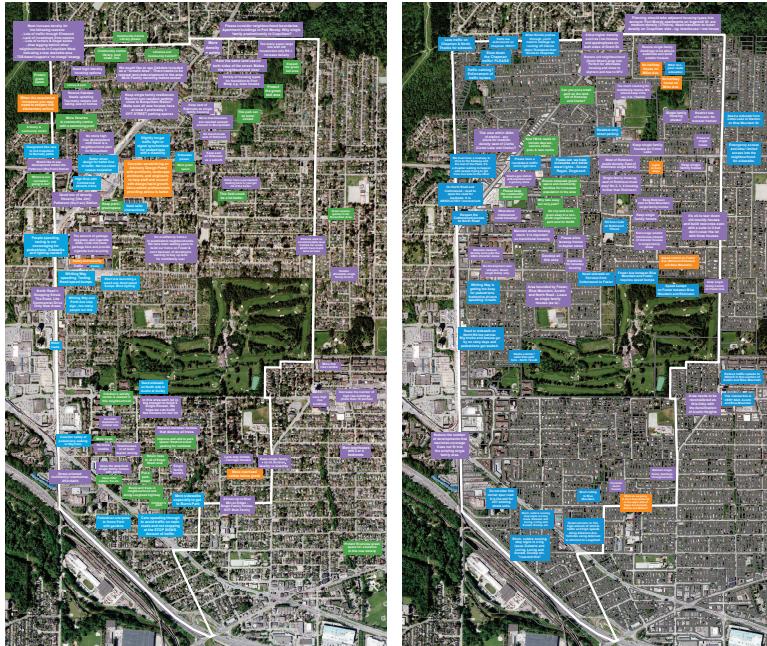
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What We've Heard So Far Phase 1 Feedback

Phase 1 Community Information Sessions

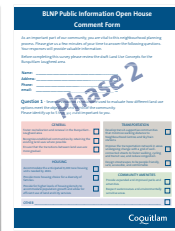
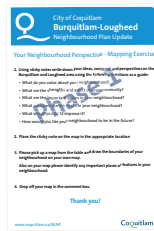
January 31, 2015

February 4, 2015



Public Advisory Group (PAG)

October 23, 2014



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coquitlam.ca/BLNP

Coquitlam

Burquitlam-Lougheed Neighbourhood Plan Vision

A complete community made up of a collection of distinctive neighbourhoods.

A safe place that offers a range of housing options, local employment, and social interaction opportunities.

The neighbourhood offers high quality parks, streetscapes, and community amenities.

A well-connected community where people move efficiently by transit, walking, cycling and driving.



Burquitlam Station Potential



Fairview Street Potential

*Note: These are artist renderings only and may not reflect ultimate development form.

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Guiding Principles

1. Neighbourhood Centres

Develop active community hubs with services that benefit the neighbourhood.



2. Community Amenities

Expand neighbourhood parks, and community facilities and connect them to Citywide parks and open spaces.



3. Transportation Choice

Improve transportation choice through integral land use planning, greater street connectivity, and make walking, cycling, and transit viable choices.



4. Housing Diversity

Promote housing diversity that accommodates different types of households for a variety of life stages and locations.



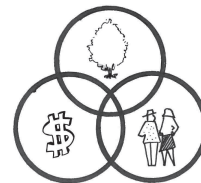
5. Sense of Place and Safety

Incorporate pedestrian-friendly design to create high-quality streetscapes that are safe and accessible, and foster a sense of place.



6. Sustainability

Pursue sustainability through building design, parks, transportation choices, transit-supportive densities and watercourse protection.



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What Are the Concepts Trying to Achieve?

GENERAL

- Foster revitalization and renewal in the Burquitlam - Lougheed area.
- Focus growth and pursue gentle densification.
- Recognize established communities by retaining the existing land uses where possible.
- Ensure that the transitions between land uses are appropriate.
- Reduce uncertainty.

HOUSING

- Accommodate the anticipated 9,200 new housing units needed by 2041.
- Provide more housing choice for a diversity of families.
- Provide for higher levels of housing density to accommodate population growth and allow for efficient use of land and City services.

TRANSPORTATION

- Develop transit-supportive density by minimizing walking distance to Neighbourhood Centres and SkyTrain stations.
- Develop transit-supportive density by locating the highest-density users in the “Core” and transition to low density, within the “Shoulder”.
- Improve the transportation network in areas undergoing change with a grid of well-connected streets to foster walking, cycling and transit use, and reduce congestion.
- Design streetscapes to be people-friendly, safe, accessible, and comfortable.

COMMUNITY AMENITIES

- Provide expanded and improved parks and amenities.
- Respect watercourses and environmentally sensitive areas.



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