

## How was the Draft Plan developed?

The draft BLNP was developed through a multi-stage community planning process that involved extensive consultation with neighbourhood residents, property and business owners, the development community, Council, and City staff.

The draft Plan's land use concept and policies are based on a balance of the public feedback received, planning goals and objectives, neighbourhood context, and technical feasibility.

Specifically this included:

- A review of the existing 2002 neighbourhood plans, the Transit - Oriented Development Strategy (TDS), a detailed market analysis, a transportation network review, an analysis of the park and amenity needs, and opportunities analysis;
- A broad public consultation process;
- A review and analysis of the public feedback received during Phases 1 and 2 of the planning process;
- Workshops with a cross departmental City staff team;
- Dialogue and input from the Public Advisory Group; and
- Testing of land use concepts to ensure they meet technical specifications.

### PHASE 1: Background, Ideas & Opportunities

Late 2014 / Early 2015

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

### PHASE 2: Land Use & Policy Options

Mid 2015 / Mid 2016

- Develop land use, transportation, amenity, and servicing options.
- Analyze draft options and test ideas.

### PHASE 3: Draft Plan

Late 2016 / Early 2017

**WE ARE HERE**

- Present draft Plan to Council for consideration



# Draft Burquitlam-Lougheed Neighbourhood Plan - Overview



The draft Burquitlam-Lougheed Neighbourhood Plan (BLNP) envisions that Burquitlam and Lougheed will become complete, transit-oriented neighbourhoods and contain a range of housing types in close proximity to shopping, employment and amenities in a walkable, human-scaled setting with a high-degree of urban design.

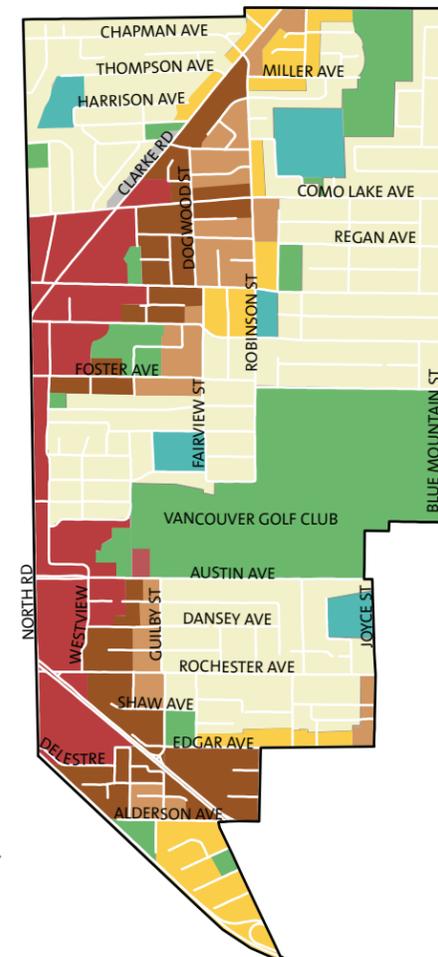
The BLNP will serve as Council's 'blueprint' for guiding growth and could be home to an additional 9,000-10,000 dwelling units over the next 20-25 years.

## Land Use Concept Key Features:

- Commercial areas near SkyTrain stations and along North and Clarke Roads, contain shops, services, offices, and amenities plus high-rise residential with top-quality urban design;
- Residential neighbourhoods contain a range of housing options to help meet the needs of different family types at different stages of life;
- The highest building densities will generally be in the neighbourhood centres with a transition in height moving outwards from the core;
- Redevelopment is directed to approximately 35% of the plan area;
- Forty-two percent of the area remains as established single-family neighbourhoods where little change is expected;
- Open spaces, plazas, parks, and greenways will provide opportunities for rest, socializing, leisure, and recreation; and
- A transportation network which encourages walking, cycling and transit use.

## Residential Land Uses

-  **High-Rise Apartment**  
Focused on core areas around SkyTrain and along North Road.
-  **Low-Rise Apartment**  
In areas where towers are not appropriate.
-  **Townhouse**  
Family-friendly housing option which supports affordability and is in high demand.
-  **Housing Choices**  
Completes the transition to adjoining established single-family areas.
-  **Single Family**  
Established single-family residential areas where minimal change is expected.



## Connect with us:

City of Coquitlam Planning & Development Department

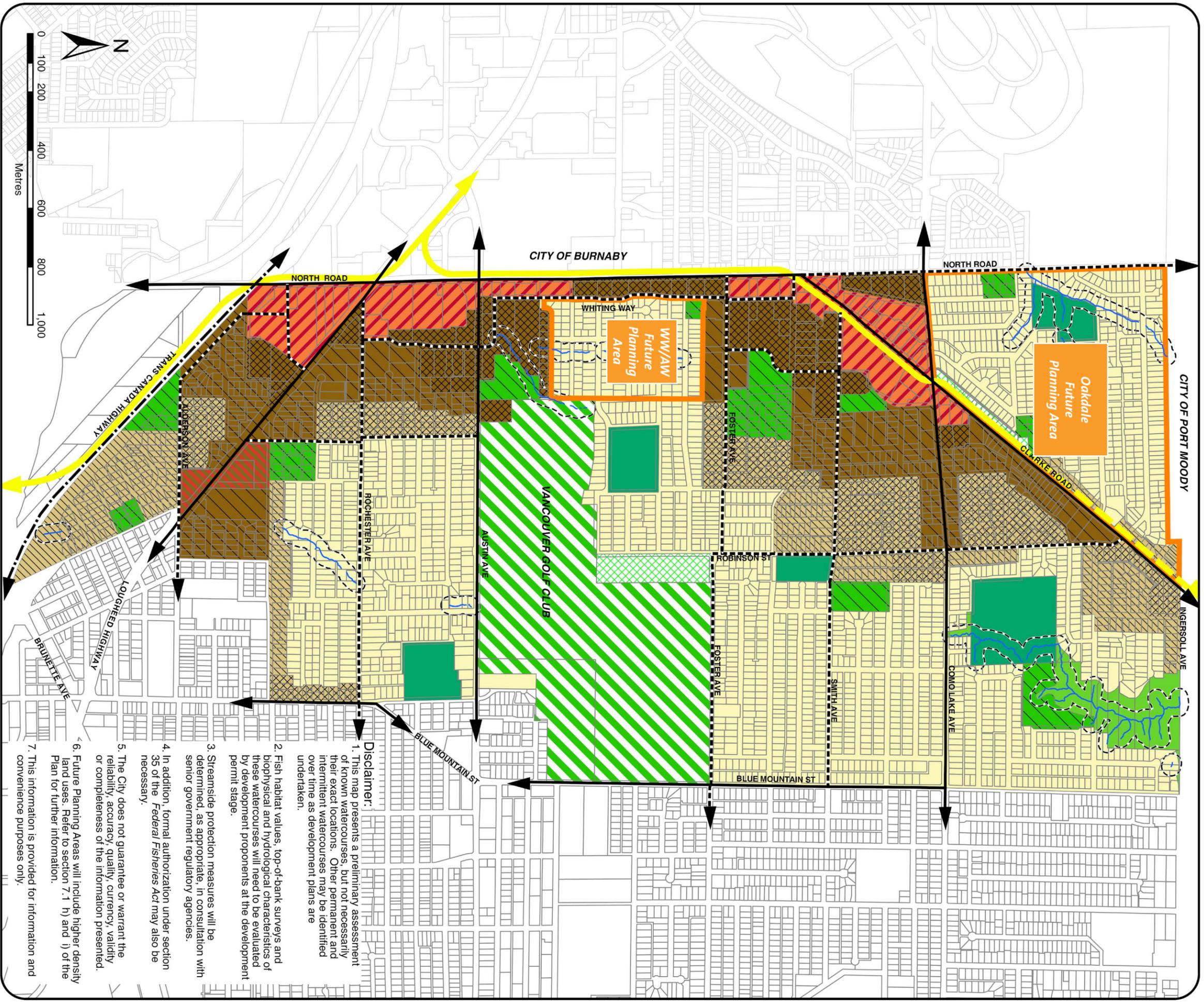
 [coquitlam.ca/BLNP](http://coquitlam.ca/BLNP)  [planninganddevelopment@coquitlam.ca](mailto:planninganddevelopment@coquitlam.ca)

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# SCHEDULE A - BURQUITLAM - LOUGHEED NEIGHBOURHOOD PLAN

## LAND USE DESIGNATIONS

- |  |                                      |  |                                   |  |                                |
|--|--------------------------------------|--|-----------------------------------|--|--------------------------------|
|  | Transit Village Commercial           |  | One Family Residential            |  | Municipal Arterial Street      |
|  | Neighbourhood Centre                 |  | Civic and Major Institutional     |  | Municipal Collector Street     |
|  | High Density Apartment Residential   |  | School                            |  | Provincial Highway             |
|  | Medium Density Apartment Residential |  | Parks and Recreation              |  | SkyTrain                       |
|  | Low Density Apartment Residential    |  | Natural Areas                     |  | Watercourse                    |
|  | Townhousing                          |  | Extensive Recreation              |  | Riparian Assessment Area (RAA) |
|  | Neighbourhood Attached Residential   |  | Future Planning Area <sup>6</sup> |  |                                |

- Disclaimer:**
1. This map presents a preliminary assessment of known watercourses, but not necessarily their exact locations. Other permanent and intermittent watercourses may be identified over time as development plans are undertaken.
  2. Fish habitat values, top-of-bank surveys and biophysical and hydrological characteristics of these watercourses will need to be evaluated by development proponents at the development permit stage.
  3. Streamside protection measures will be determined, as appropriate, in consultation with senior government regulatory agencies.
  4. In addition, formal authorization under section 35 of the *Federal Fisheries Act* may also be necessary.
  5. The City does not guarantee or warrant the reliability, accuracy, quality, currency, validity or completeness of the information presented.
  6. Future Planning Areas will include higher density land uses. Refer to section 7.1 (h) and (i) of the Plan for further information.
  7. This information is provided for information and convenience purposes only.

# DRAFT

Adopted: XXX XX, XXXX  
Amended: N/A

Prepared By: Planning & Development  
Source: City of Coquitlam - OCP GIS layer

