



# NORTHWEST BURKE VISION - PHASE 2 REPORT

## LAND USE, ACCESS & SERVICING | Council-in-Committee

# WHY WE ARE HERE TODAY

Update on the technical findings of the Northwest Burke Vision (NBV) - Phase 2 Report:

- Land Use
- Access
- Servicing
- Next Steps



NORTHWEST BURKE VISION - PHASE 2 REPORT  
LAND USE, ACCESS & SERVICING



Pinecone Burke Provincial Park

**Northwest Burke  
Vision Area**

Westwood  
Plateau

Pipeline Road

David Avenue

Upper  
Hyde  
Creek

Coast Meridian Road

Lower  
Hyde  
Creek

Smiling Creek

Partington Creek

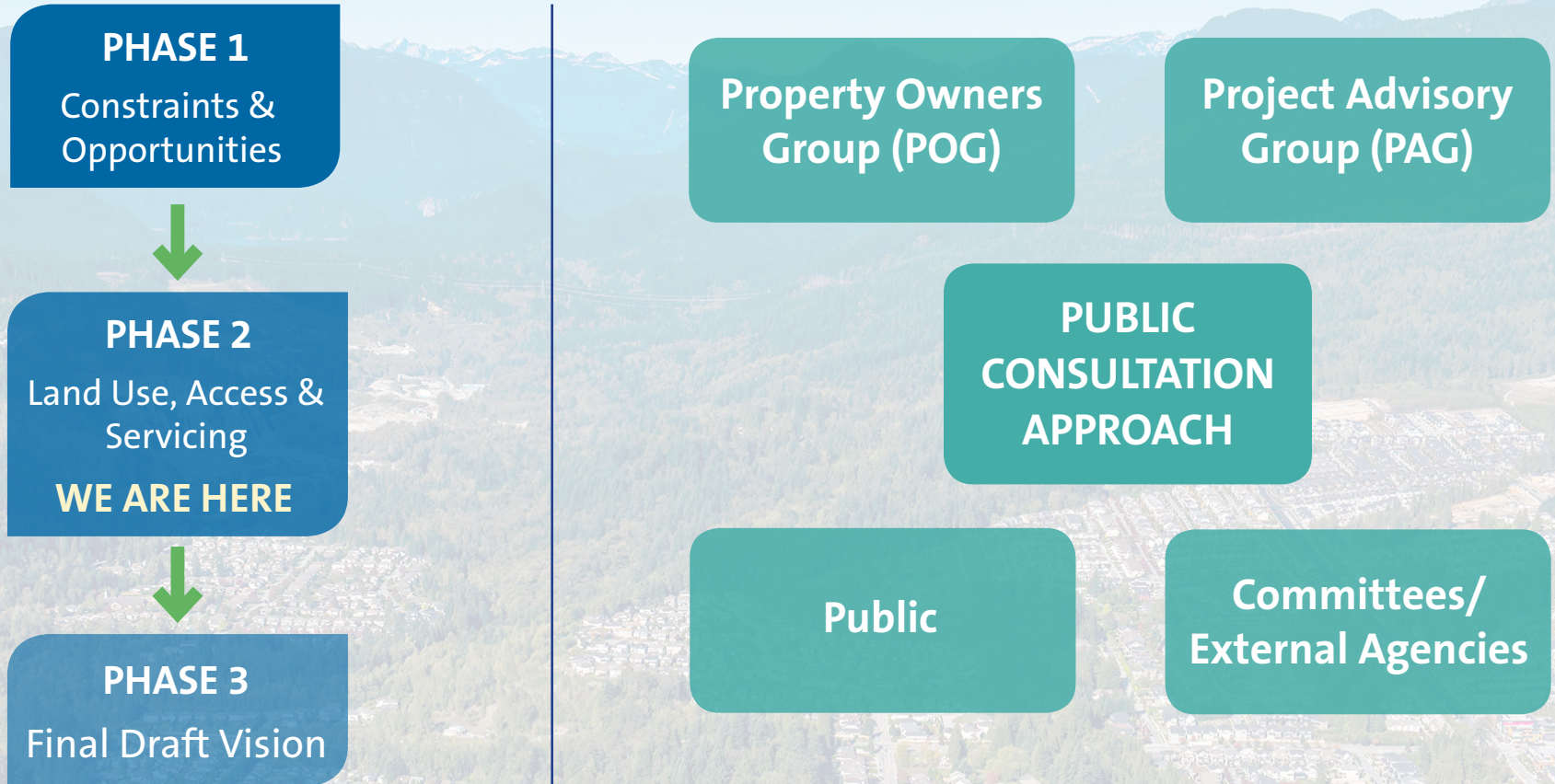
## PURPOSE

To develop a Vision for the Northwest Burke Area that will guide future planning and development.

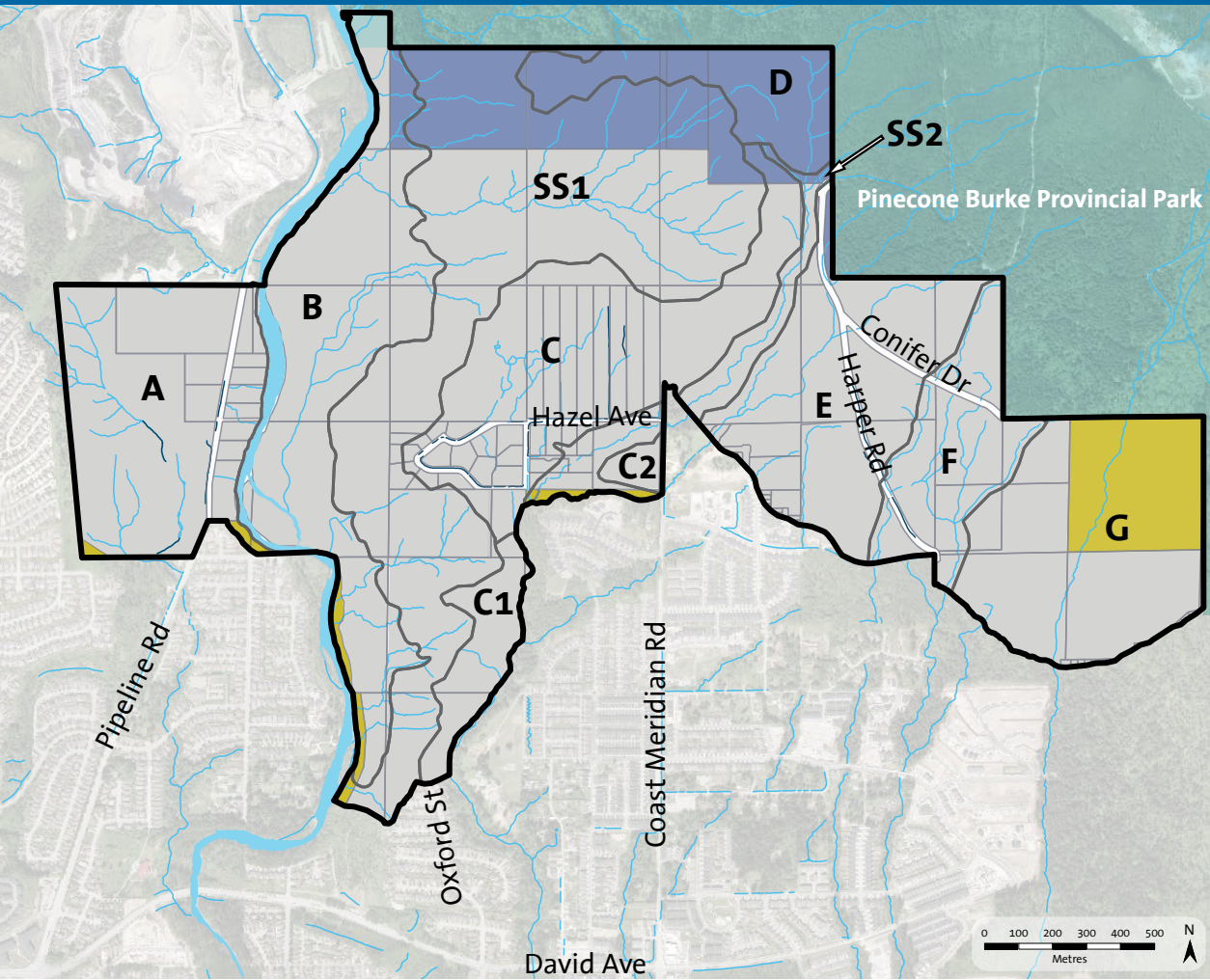
## OBJECTIVES

- Generalized land uses
- Access concepts
- Utility servicing concepts
- Identify environmentally sensitive areas
- High-level phasing plan

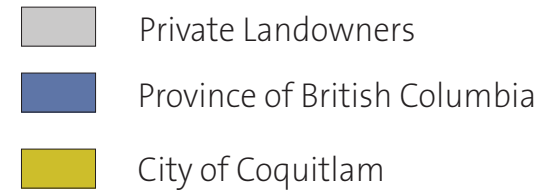
# NBV PROCESS & CONSULTATION



# PROPERTY OWNERSHIP



- 58 property owners (Total land ~ 380-ha)
- Majority private owners (320-ha)
- Province (43-ha)
- City of Coquitlam (16-ha)



# TECHNICAL ANALYSIS

## INPUTS

- Constraints & Opportunities
- Land use
- Housing market analysis
- Access needs
- Utility needs

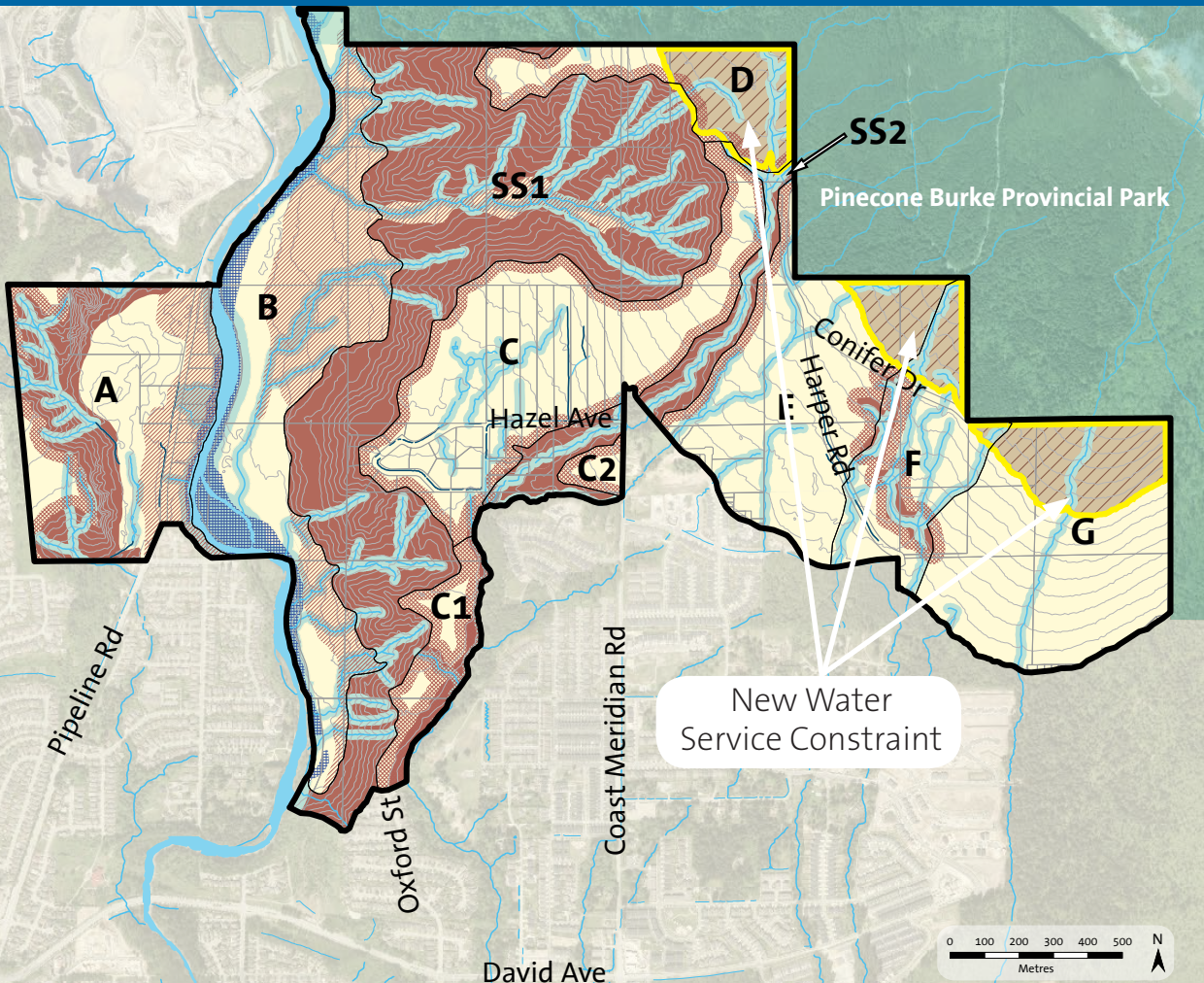
## OUTPUTS

- Developable area ranges
- Development scenarios
- Transportation concepts
- Utilities approach

NORTHWEST BURKE VISION - PHASE 2 REPORT  
LAND USE, ACCESS & SERVICING

# BACKGROUND

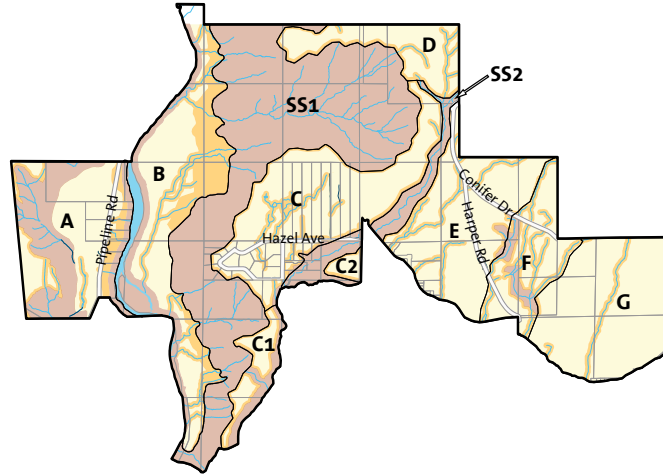
- Constraints & Opportunities Report Phase 1 output



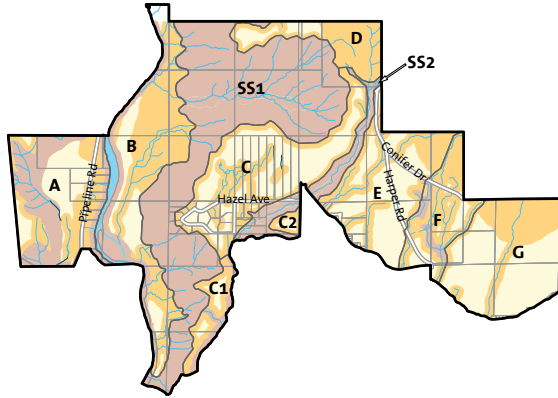
- Steep and Unstable Slopes
- Setback from Crest of Slope
- Debris Runout Area
- Coquitlam River Floodplain
- Watercourse with SPEA
- Coquitlam River with SPEA
- Potential Non-Constrained Lands
- Water Service Constraint - (320-m elevation and above)



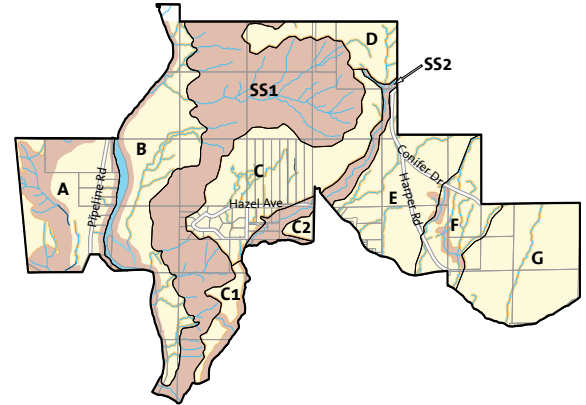
# DEVELOPABLE AREA



MID-RANGE  
165-hectares

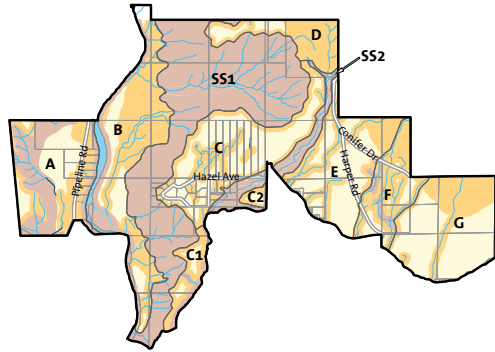


LOWER RANGE  
95-hectares

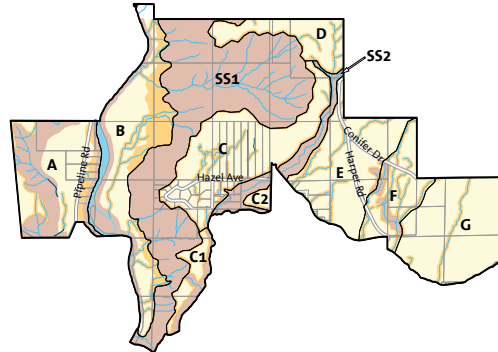


UPPER RANGE  
200-hectares

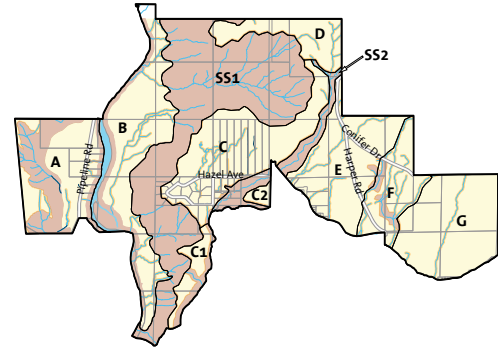
# DEVELOPABLE AREA DIFFERENCE



LOWER RANGE  
95-ha



MID-RANGE  
165-ha

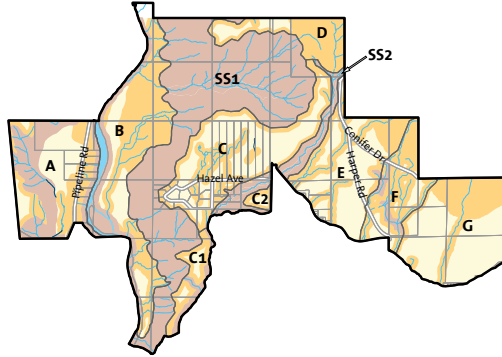


UPPER RANGE  
200-ha

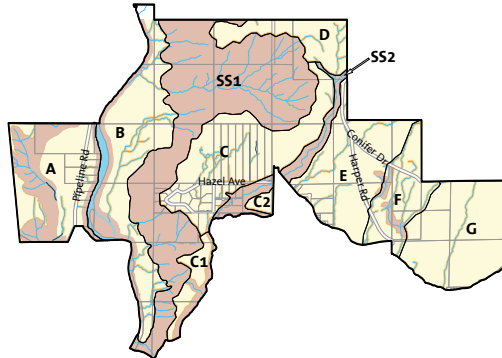
**105-hectare difference**  
Due to environmental & geotechnical factors

# DEVELOPABLE AREA

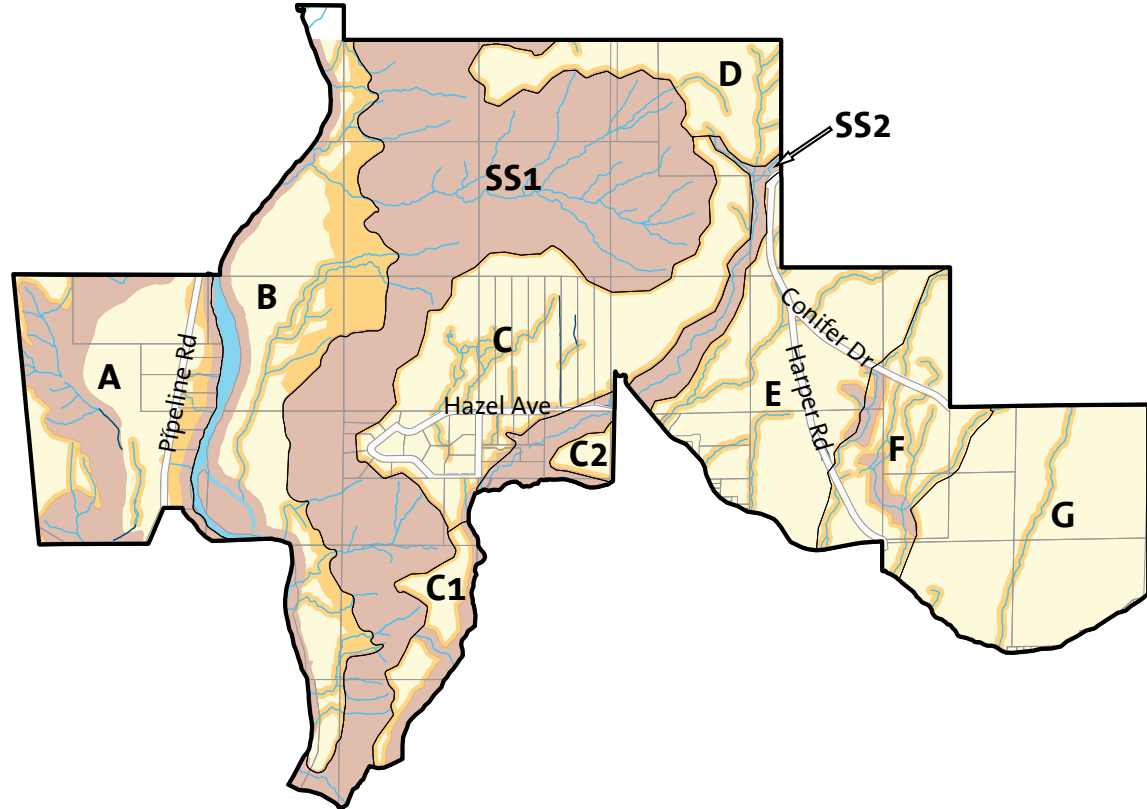
LOWER RANGE - 95 HECTARES



UPPER RANGE - 200 HECTARES



MID-RANGE - 165 HECTARES



## Land Use Analysis

Land use types for future neighbourhoods in the NBV area



### RESIDENTIAL

- Existing and planned housing
- Housing market trends

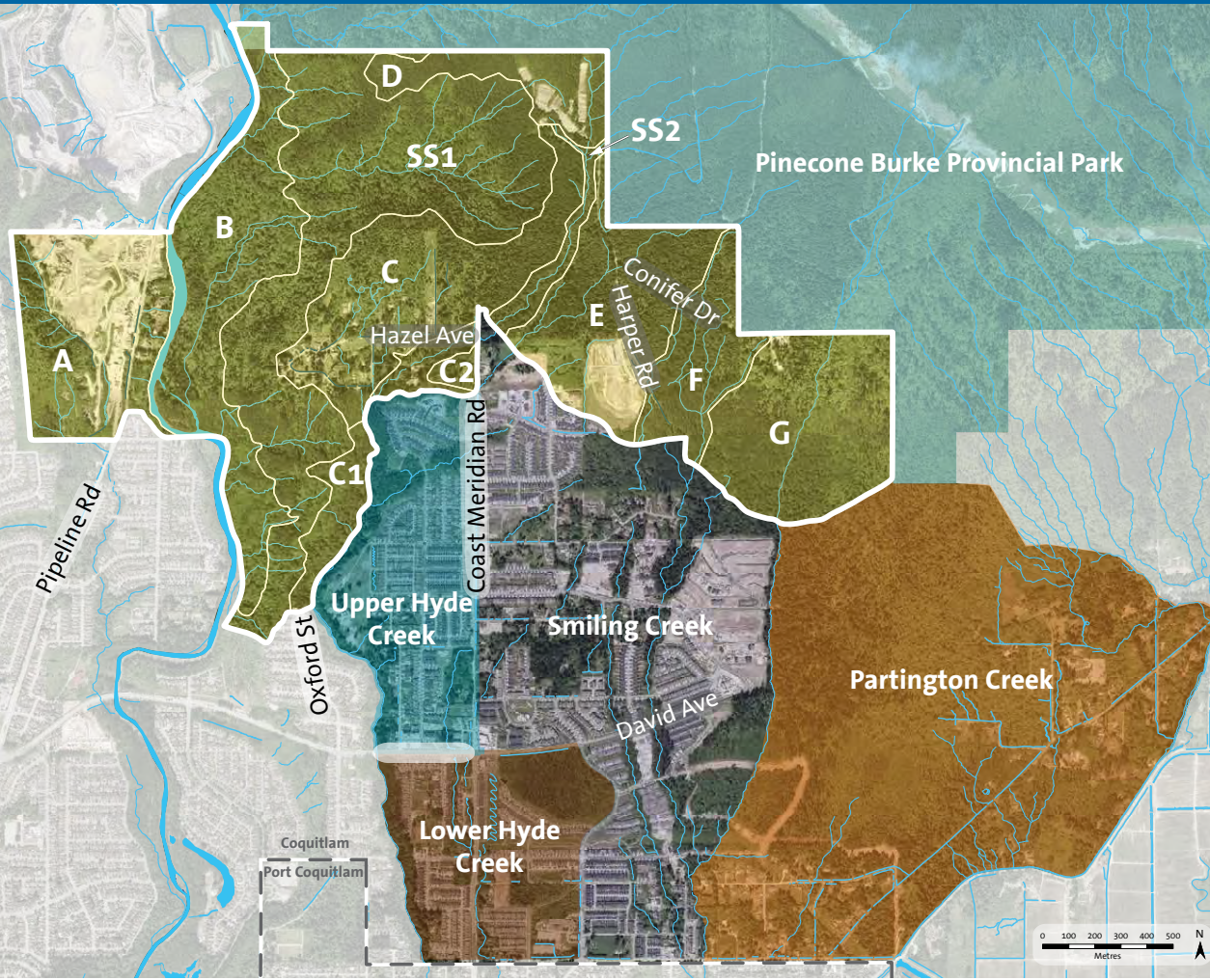
### COMMERCIAL

- Locational and siting considerations

### OTHER

- Schools
- Civic Facilities
- Places of Worship
- Parks & Recreation Facilities

# RESIDENTIAL



## Burke Mountain Existing Development Trends

55%



Single Family

45%



Townhouse

## Housing Market Analysis

30%



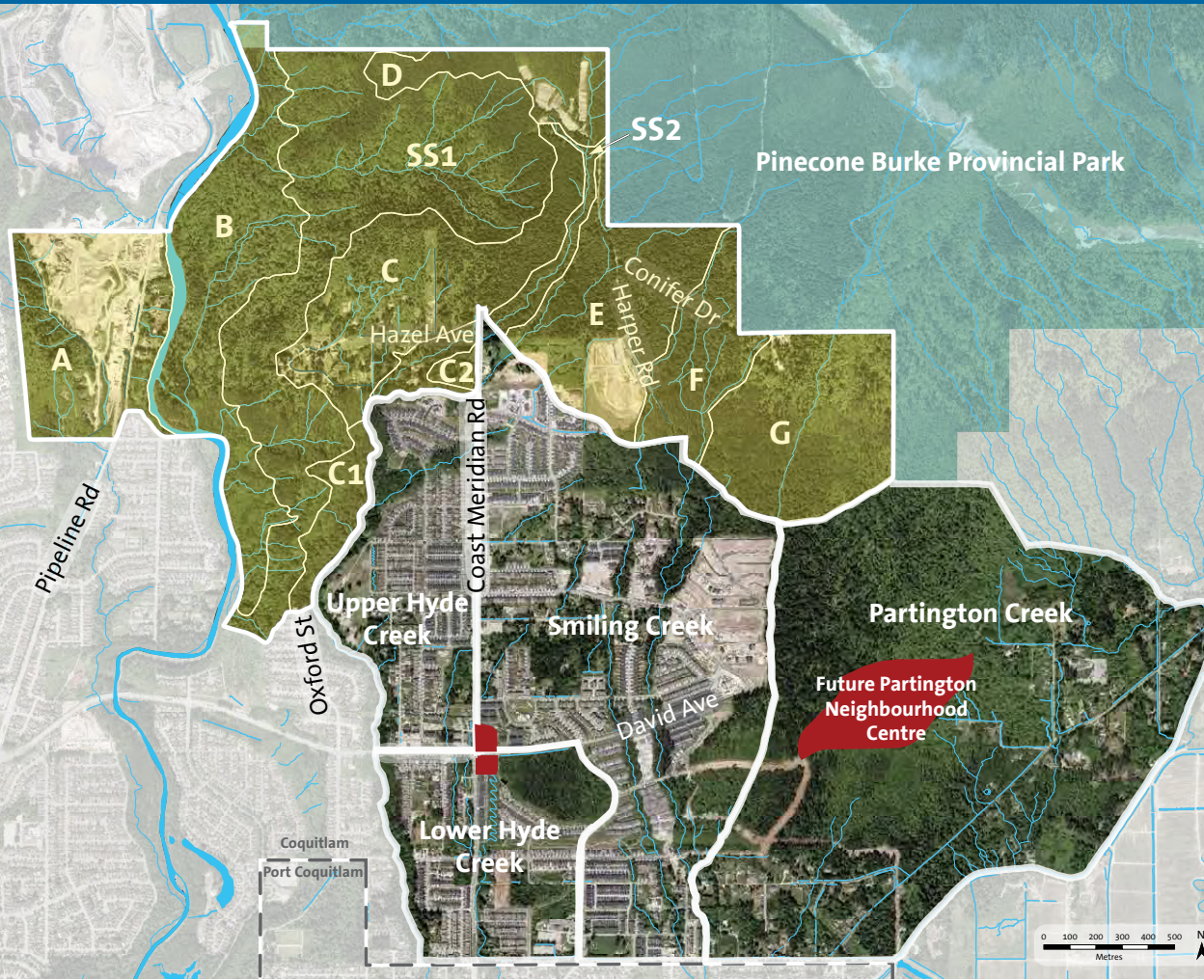
Single Family

70%



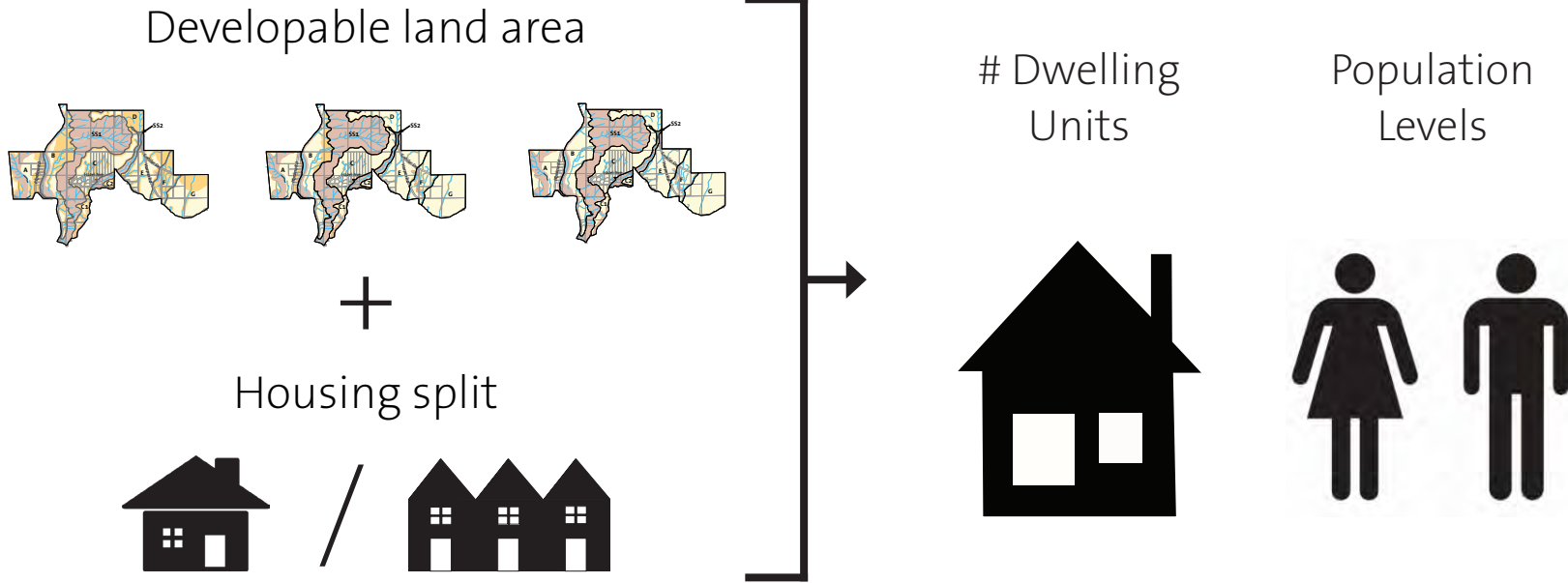
Townhouse/  
Apartments

# COMMERCIAL



- Partington Creek Neighbourhood Centre
  - Commercial
  - Civic
  - Recreational hub
- NBV commercial challenges:
  - Trade area size
  - Shopping patterns
  - Location
- Some limited local commercial may be possible (TBD)

# LAND USE SCENARIOS



# TWO LAND USE SCENARIOS

## Historic Development Activity

**50%**



Single Family

**50%**



Townhouse

## Housing Market Analysis

**30%**



Single Family

**70%**



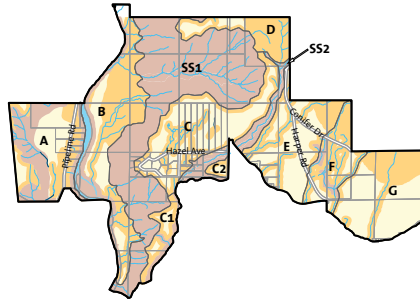
Townhouse



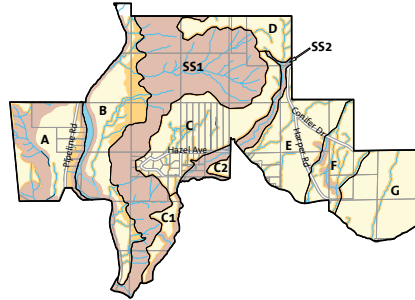


# DWELLING UNIT & POPULATION LEVELS

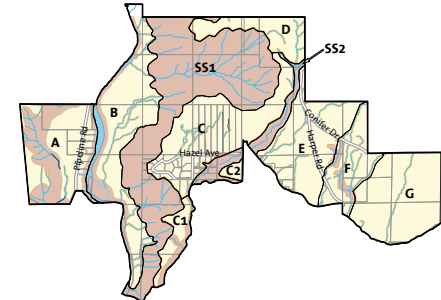
## Lower Range



## Mid-Range



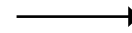
## Upper Range



**2,200 units**



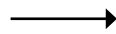
**4,000 units**



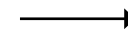
**5,300 units**



**6,500 people**



**12,000 people**



**15,900 people**

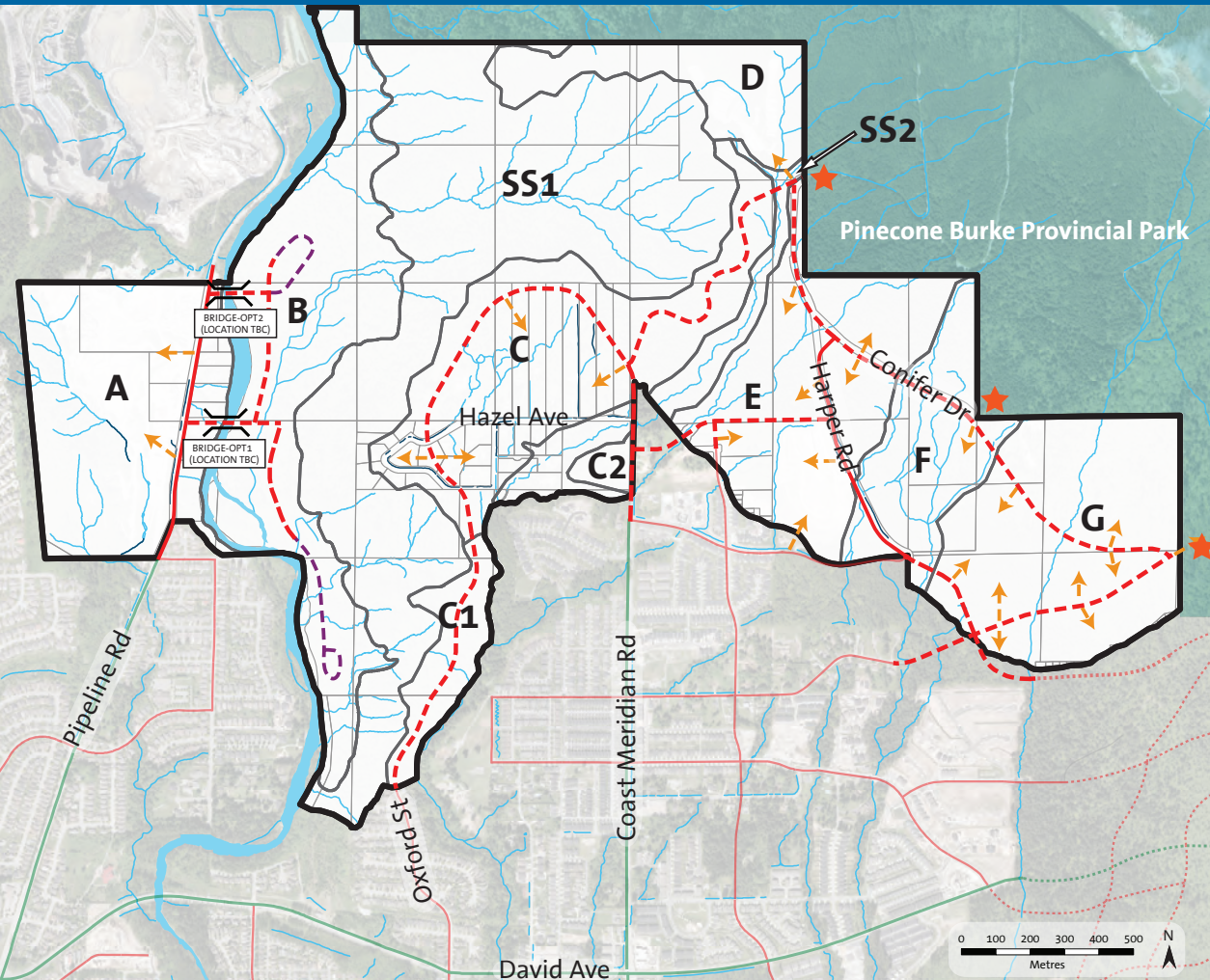


**Discussions with SD 43**

Plan

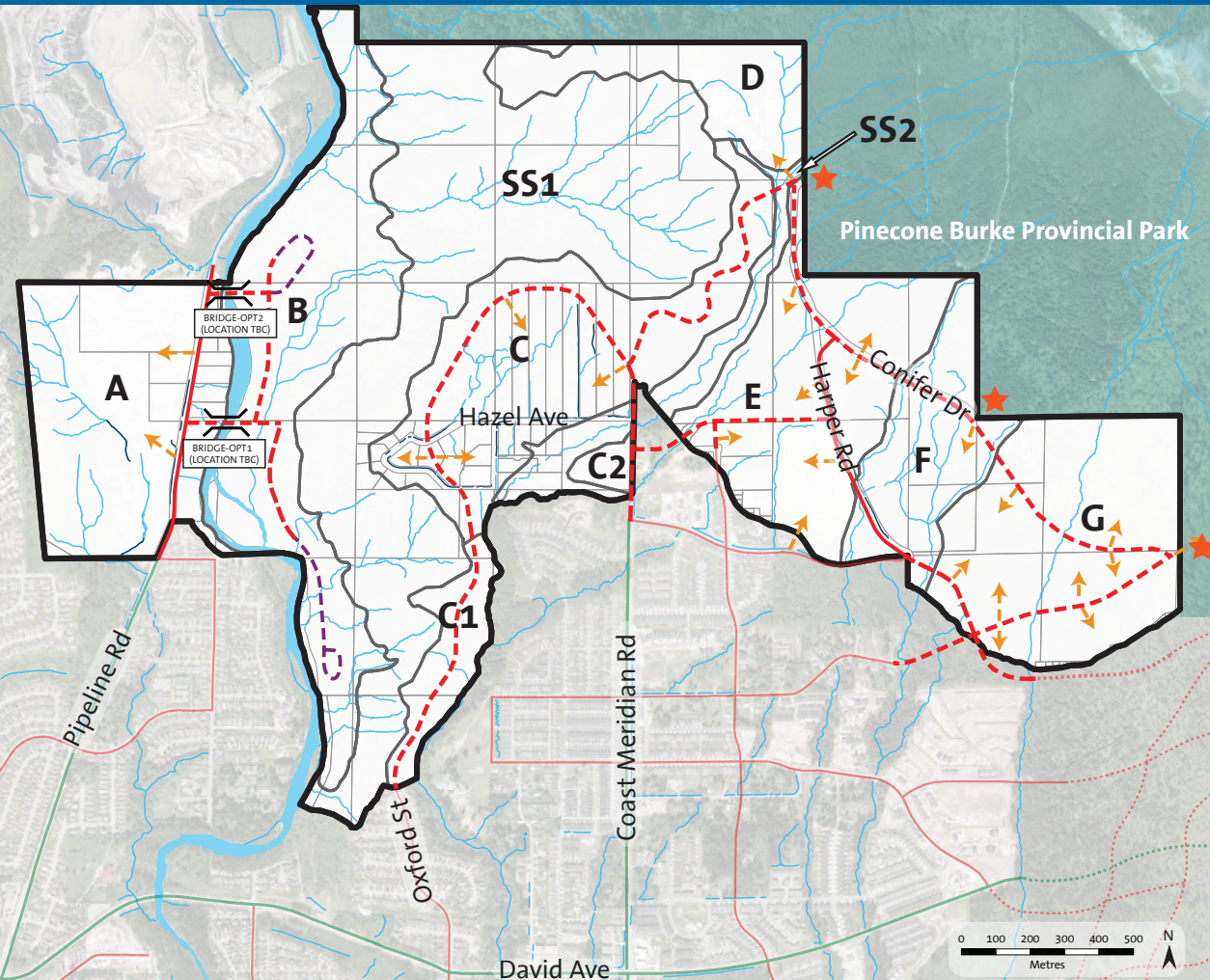
**Neighbourhood Planning to refine developable area**

# CONCEPTUAL ROAD NETWORK



- Existing Collector
- Conceptual Collector
- Optional Conceptual Connection
- Conceptual Local Connections
- Potential Bridge Option
- Conceptual Primary Park Entry - Pedestrian and Potential Vehicle

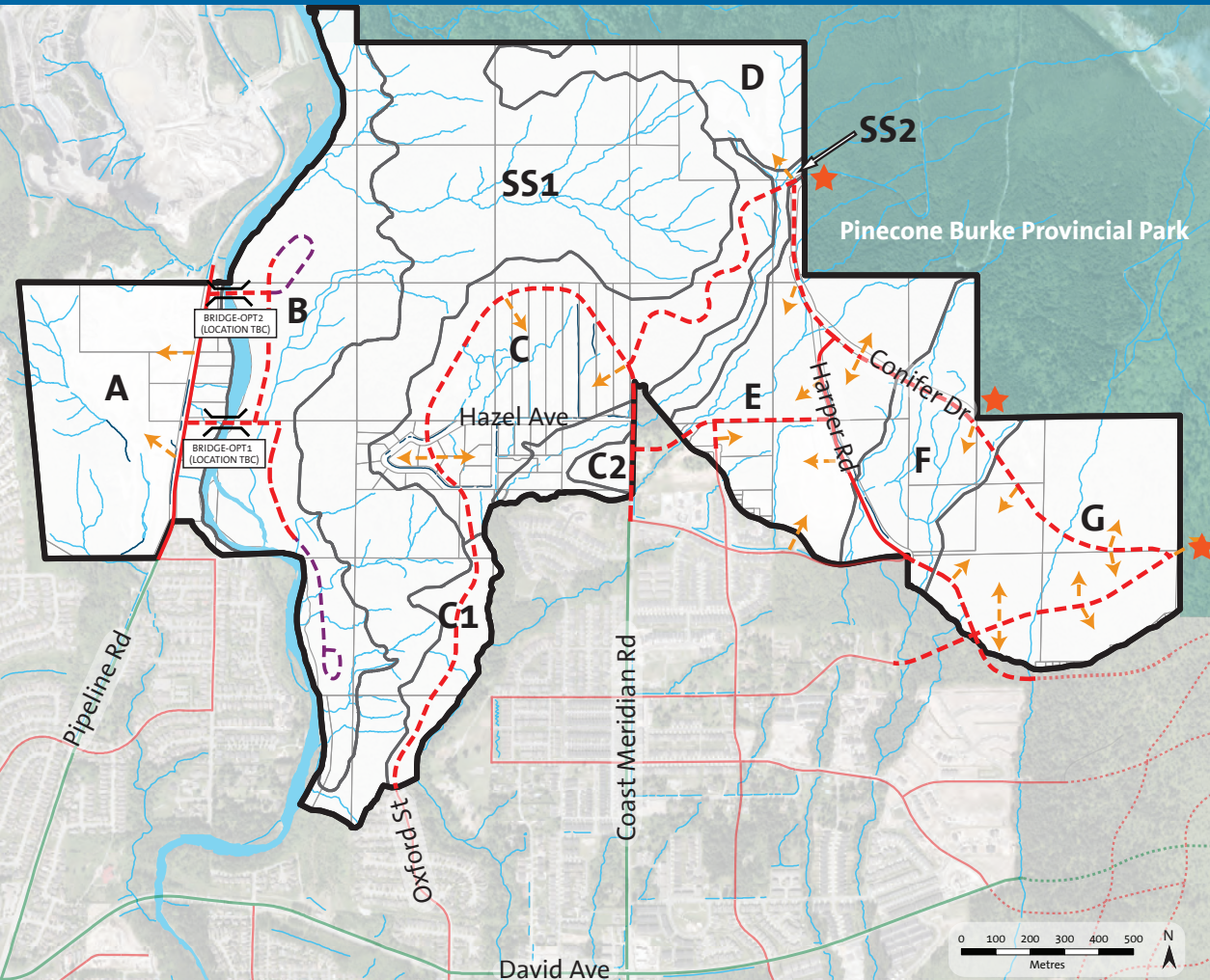
# CONCEPTUAL ROAD NETWORK



## Network Considerations

- Access to Partington Neighbourhood Centre
- Multiple route options
- Emergency response
- Provincial Park access

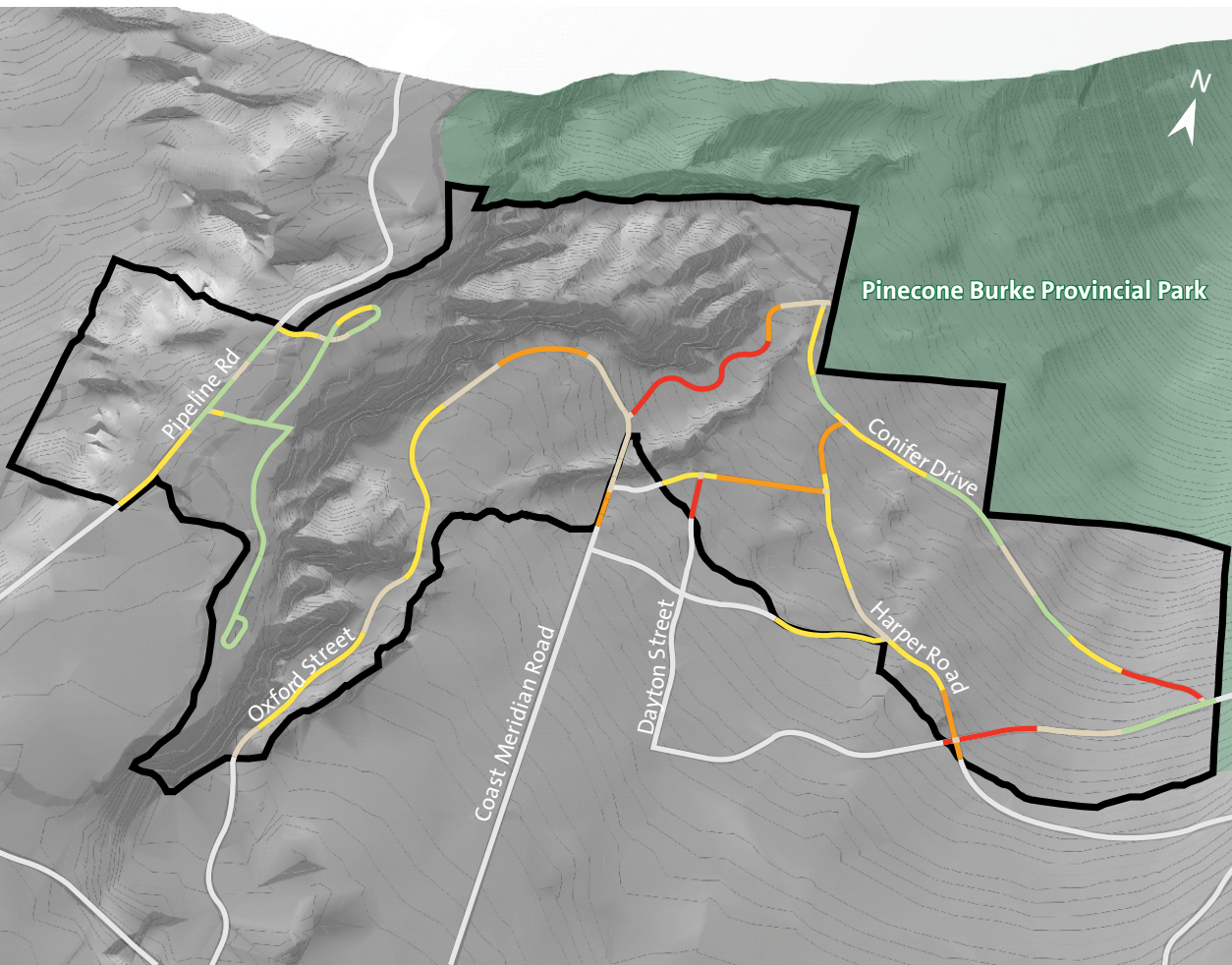
# CONCEPTUAL ROAD NETWORK



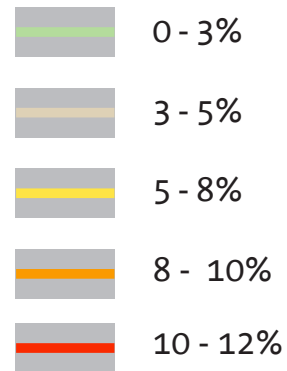
## Key Technical & Environmental Objectives

- Minimize creek crossings
- Avoid cut & fill on slopes
- Road grades in-line with City criteria & bylaws

# CONCEPTUAL ROAD GRADE 3-D VISUALIZATION



## SLOPE



# ROAD GRADES IN NBV AREA



0 - 3%



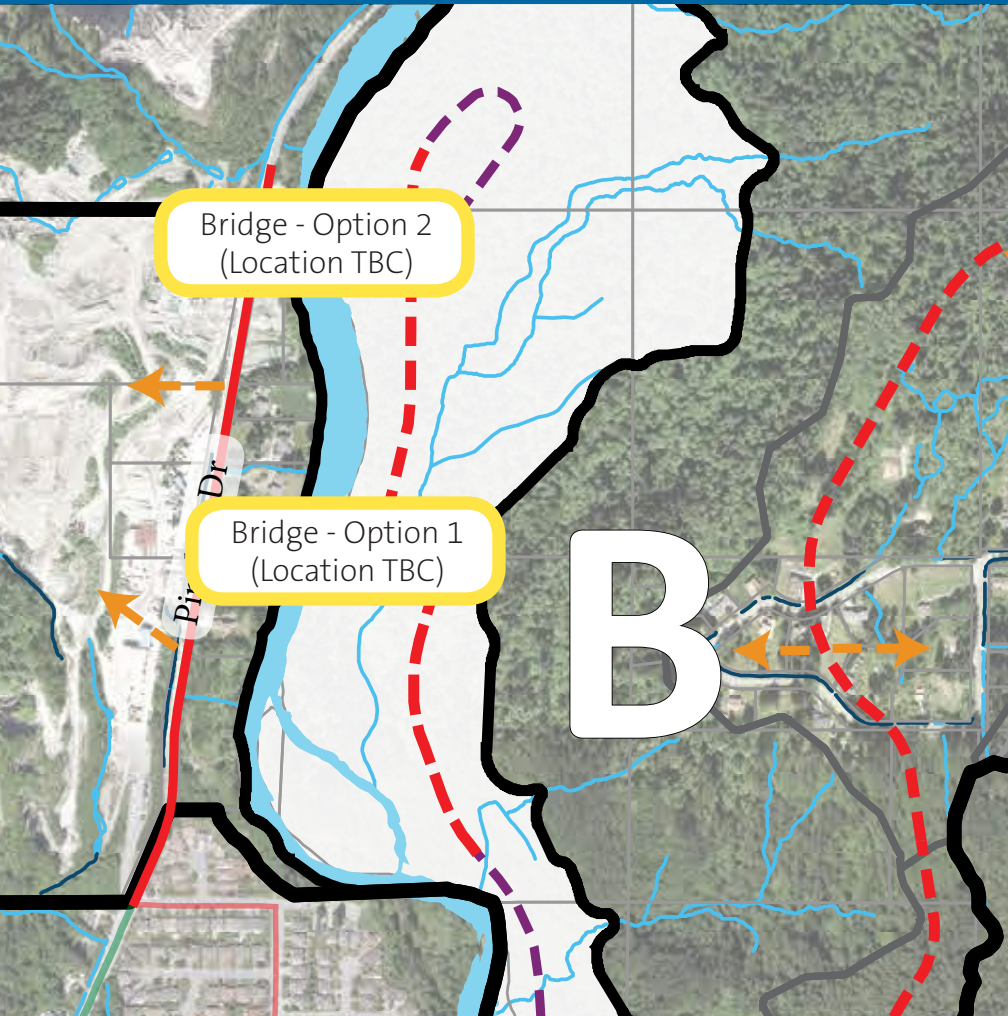
5 - 8%



10 - 12%



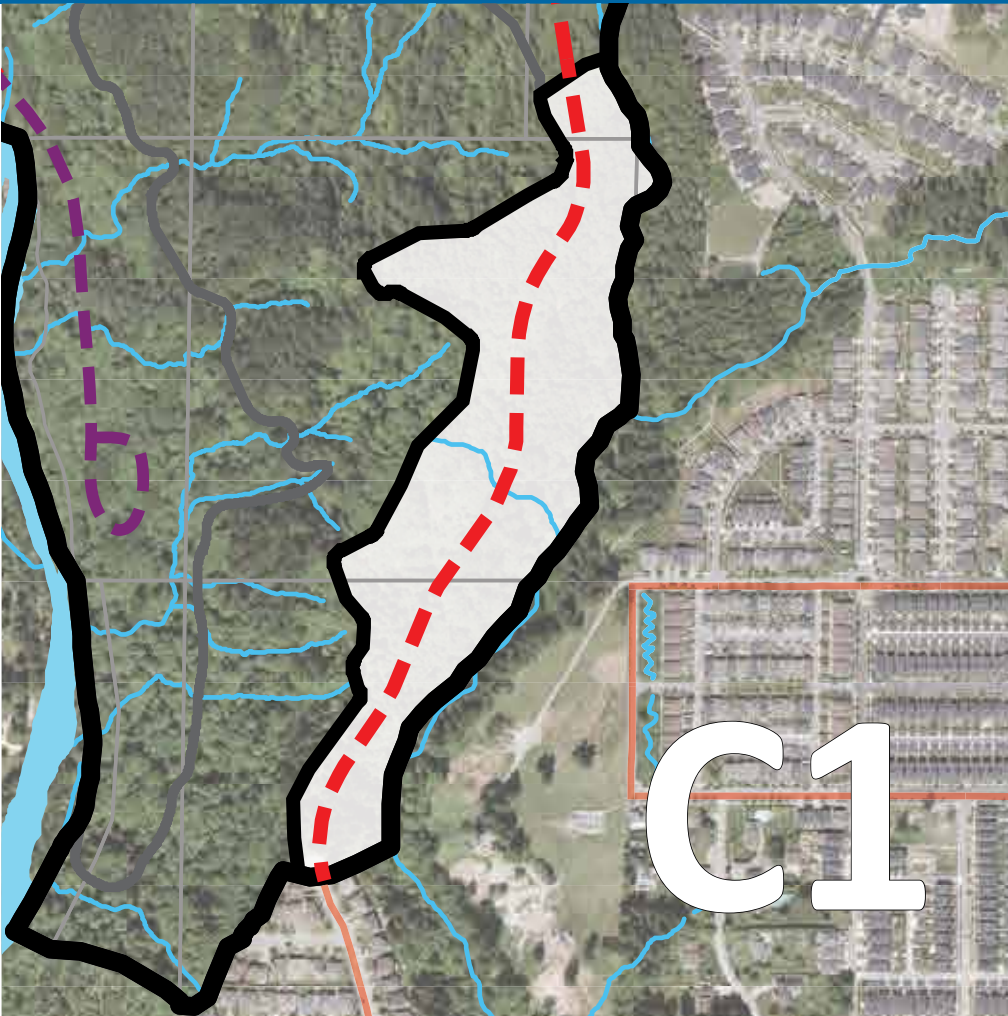
# KEY ROAD FEATURES



## Sub Area B |

- 2 options for bridge over Coquitlam River
- 1 bridge crossing required
- Final location TBD through neighbourhood planning

## KEY ROAD FEATURES

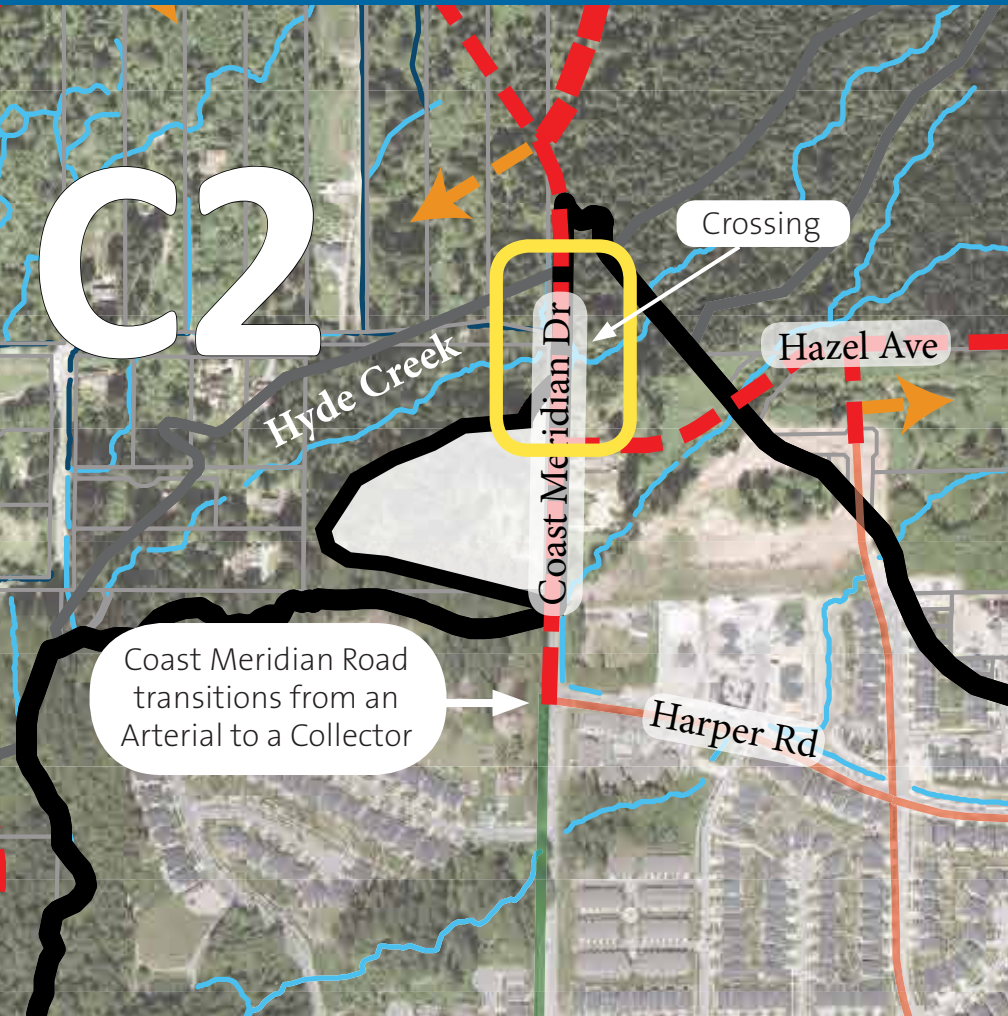


### Sub Area C-1 |

- Extension of Oxford Street to:
- Reduce traffic on Coast Meridian Road
- Provide alternative access point for emergency vehicles



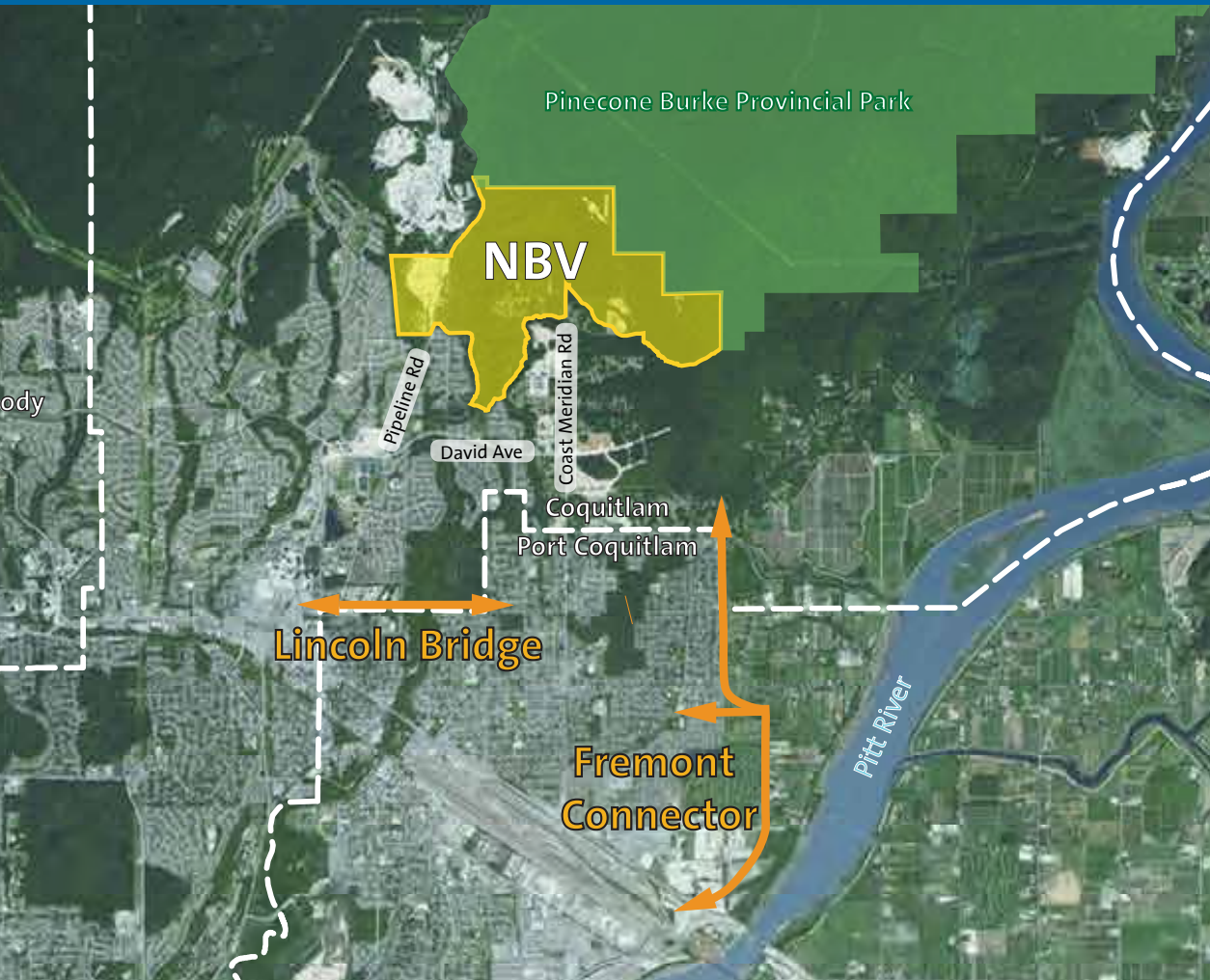
# KEY ROAD FEATURES



## Sub Area C2 |

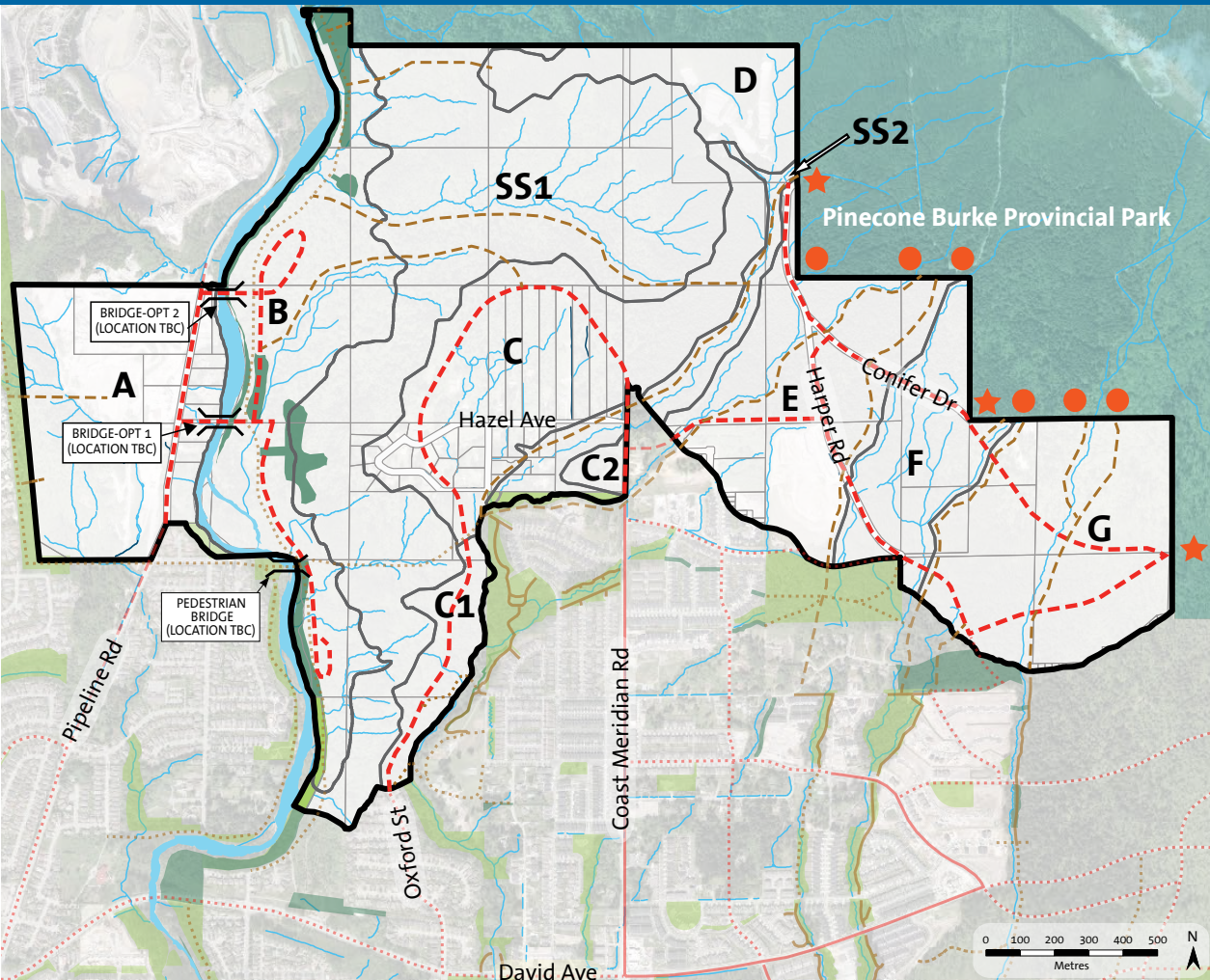
- Coast Meridian Road transitions from Arterial to a Collector north of Harper
- Bridge or culvert structure will be required to cross Hyde Creek plus impact mitigation

# KEY EXTERNAL NETWORK FACTORS



- Adjacent Arterials can accommodate NBV growth
- Lincoln Bridge provides east-west connectivity in long-term

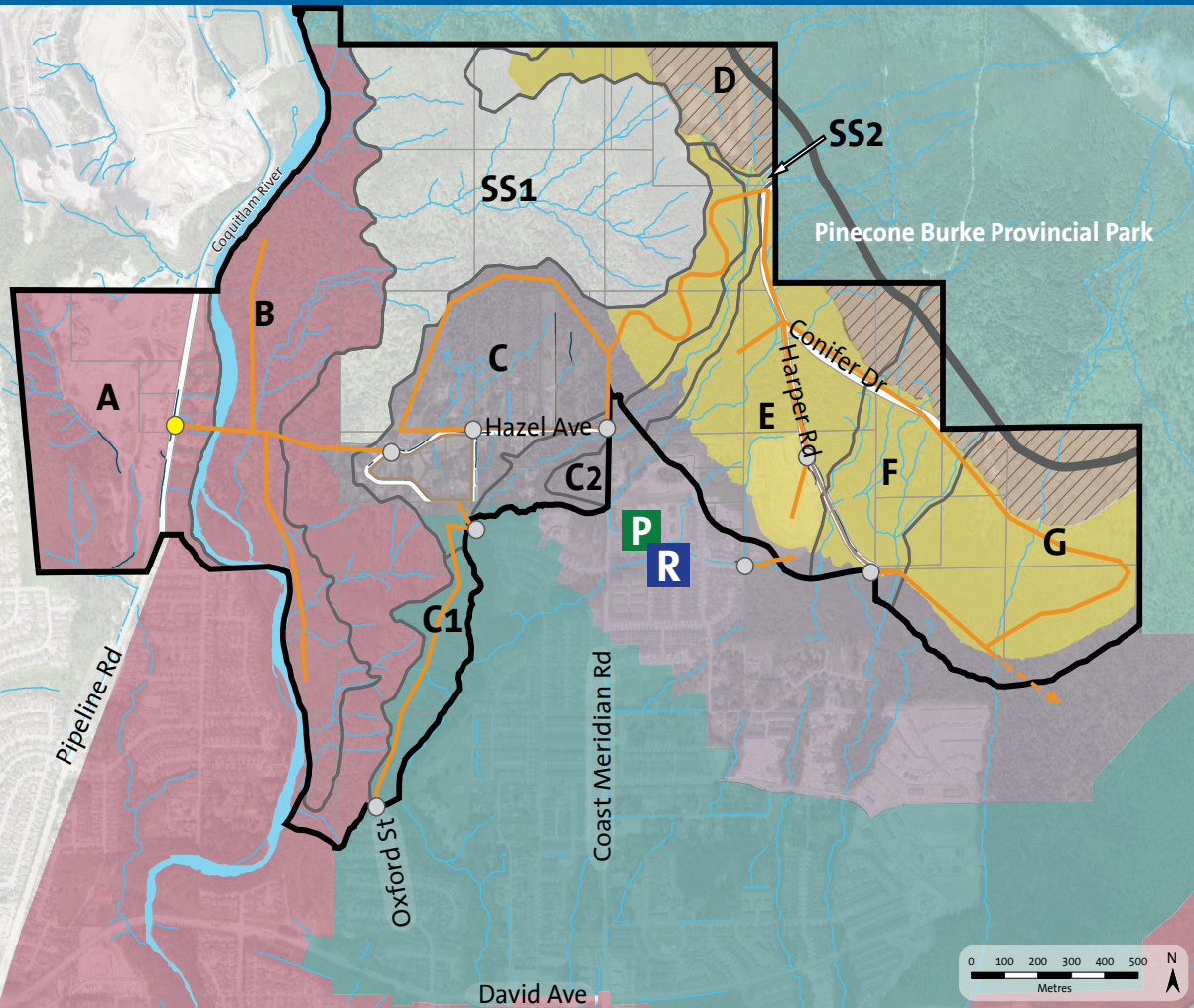
# CONCEPTUAL BICYCLE & TRAIL NETWORK



- Connectivity to planned facilities across NBV area
- Access to Provincial Park

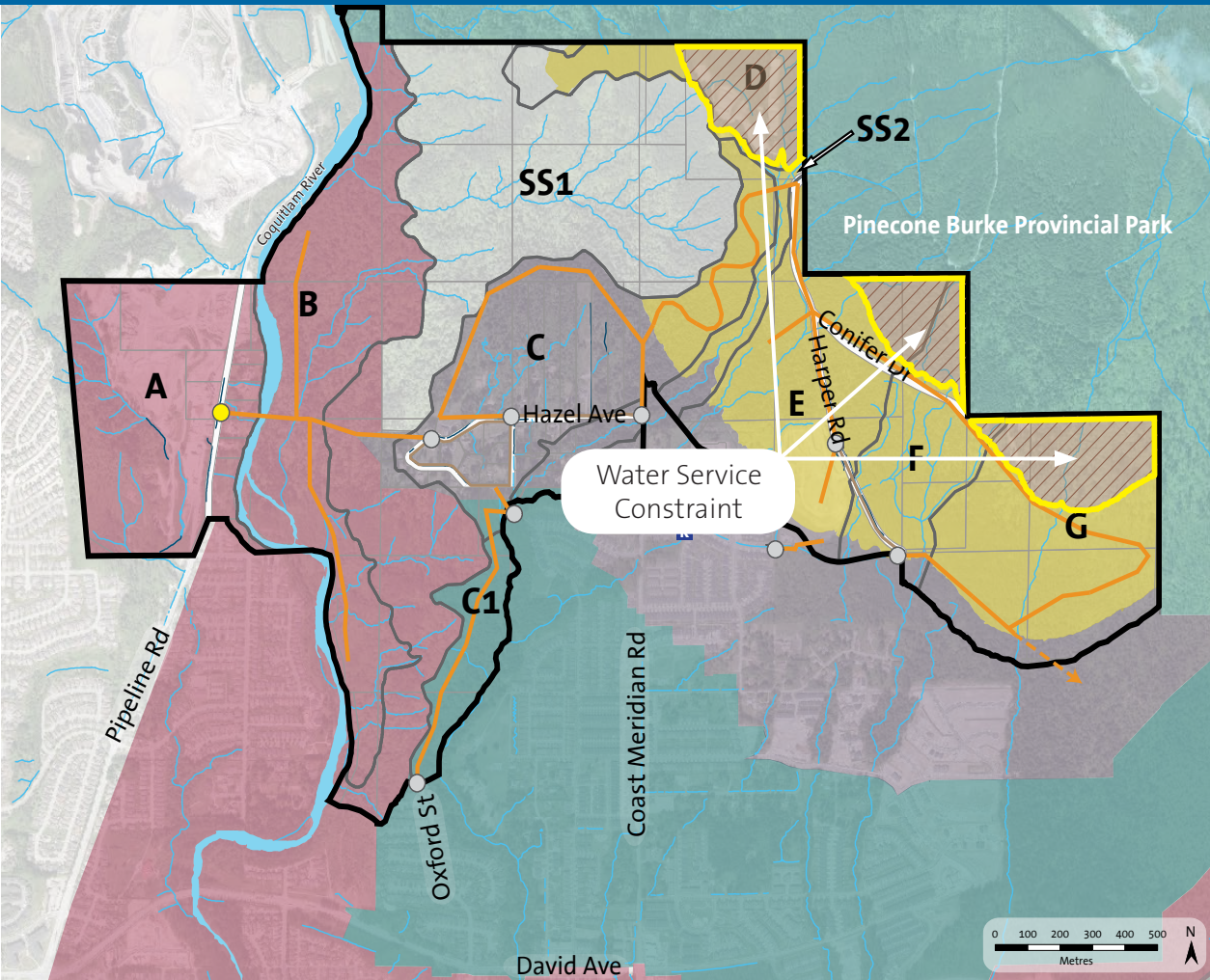
- Conceptual Bicycle Routes
- Conceptual Trails
- ... Approved Trails
- ★ Conceptual Primary Park Entry - Pedestrian and Potential Vehicle Access
- Conceptual Pedestrian Park Entry

# WATER SERVICE



- Zone 2
- Zone 3
- Zone 4
- Zone 5
- R Reservoir
- P Pump Station
- Proposed Watermain
- Major Supply Point
- Connection to Existing System

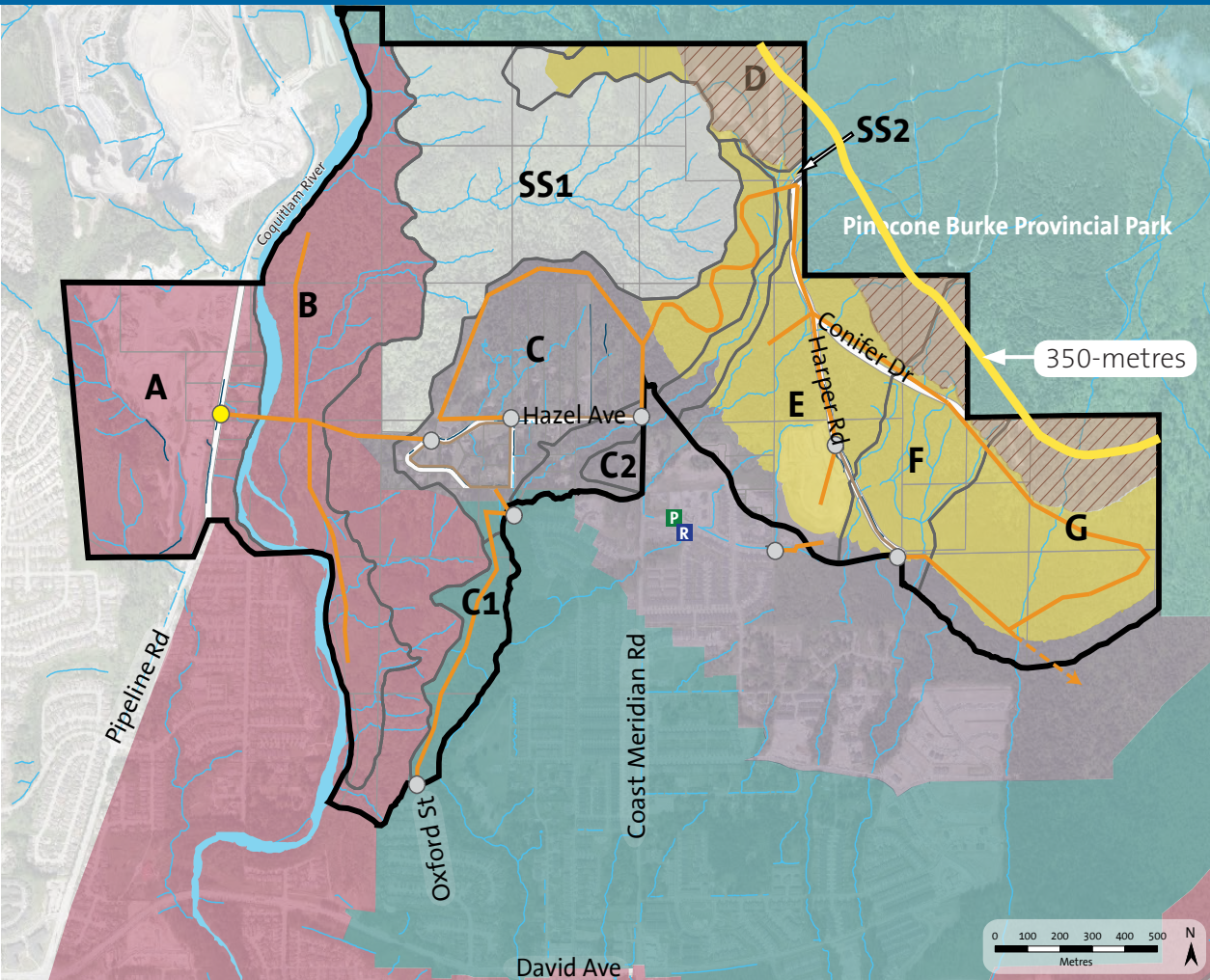
# WATER SERVICE



- Sub Areas A & B currently serviceable
- Above 320-m require further study

 Water Service Constraint

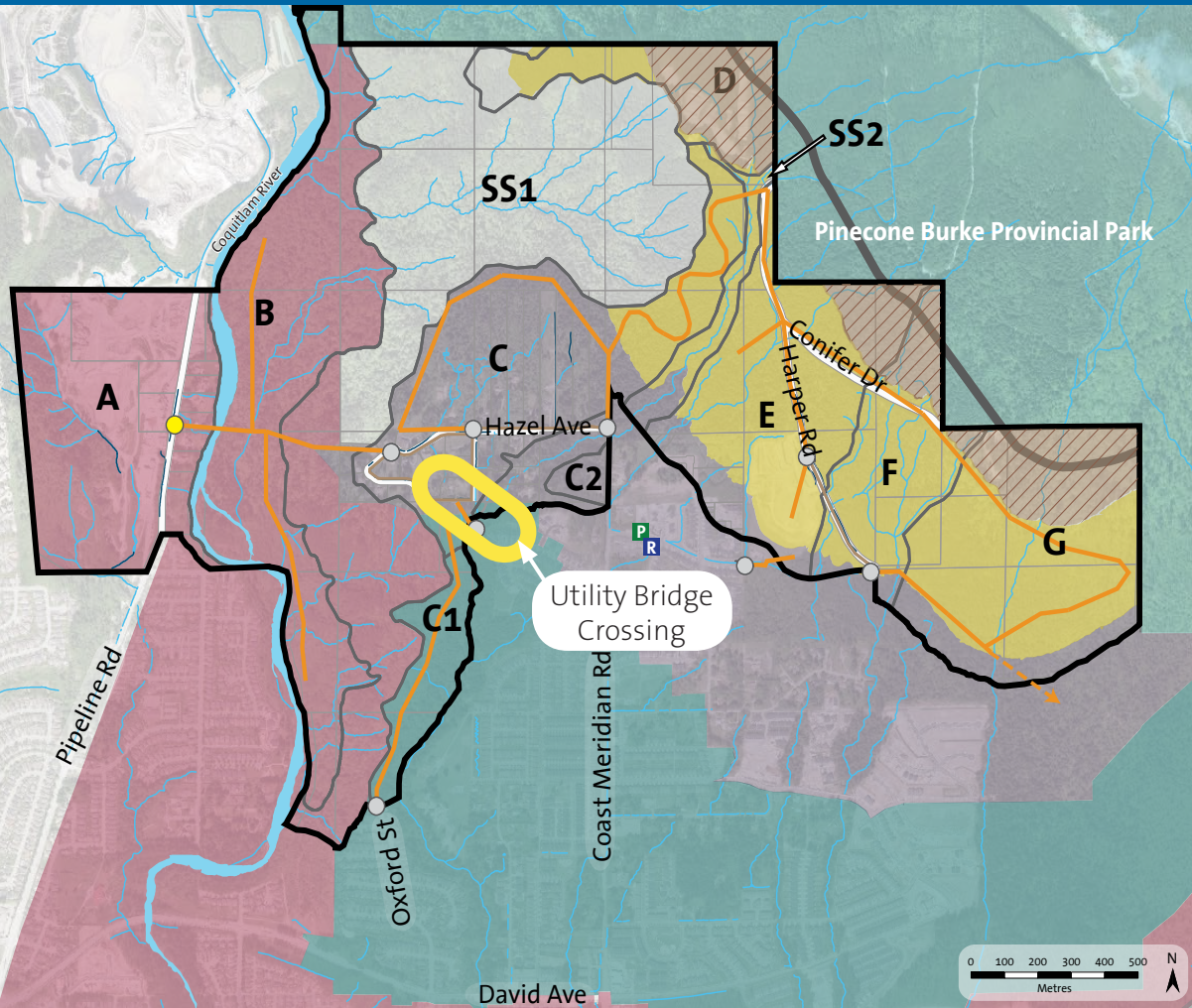
# WATER SERVICE



- Sub Areas A & B currently serviceable
- Above 320-m require further study
- New reservoir above 350-m (Zones 4 & 5)

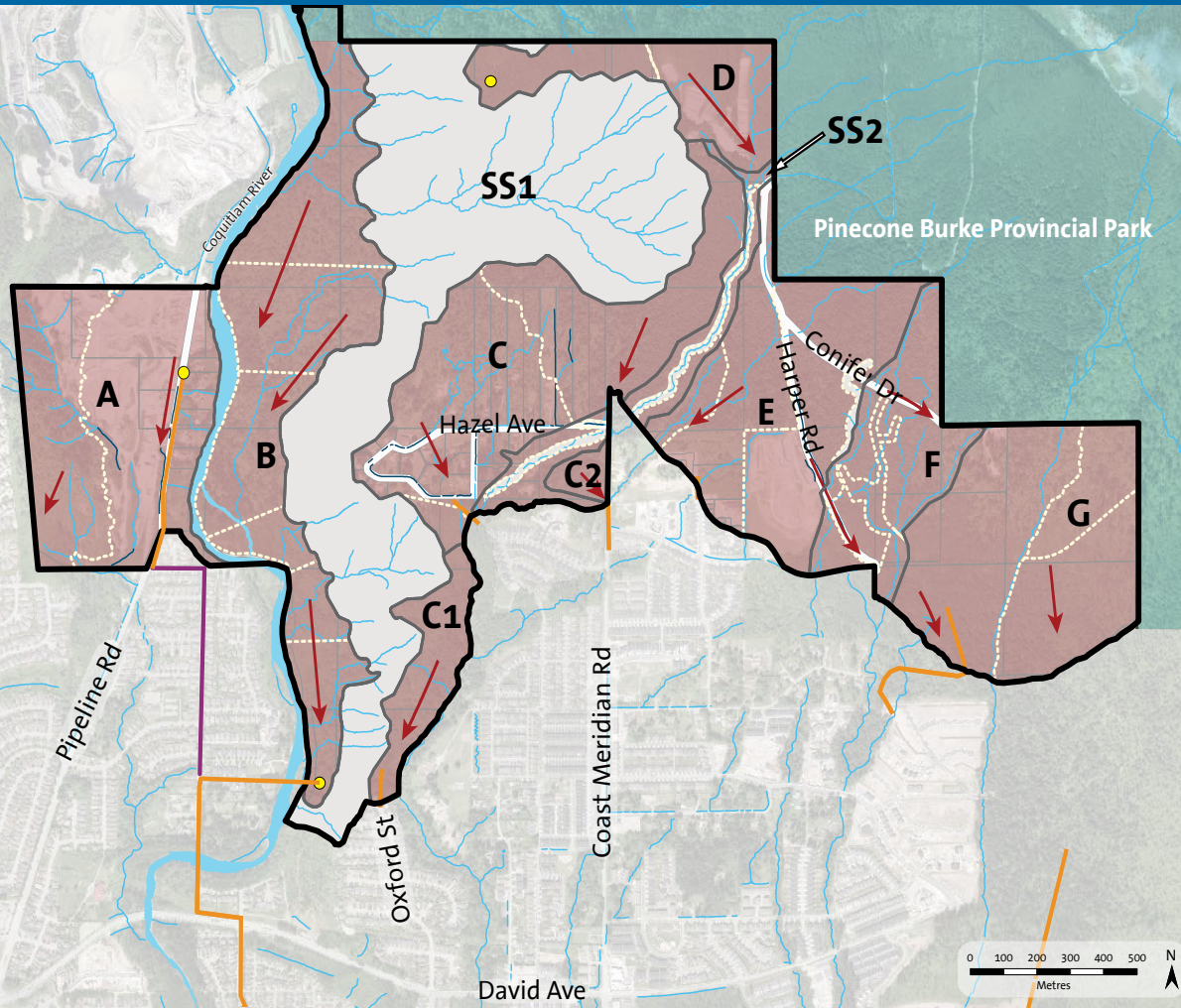
Zone 4      Zone 5

# WATER SERVICE



- Sub Areas A & B currently serviceable
- Above 320-m require further study
- New reservoir above 350-m (Zones 4 & 5)
- Utility bridge serves C1

# SANITARY SERVICE

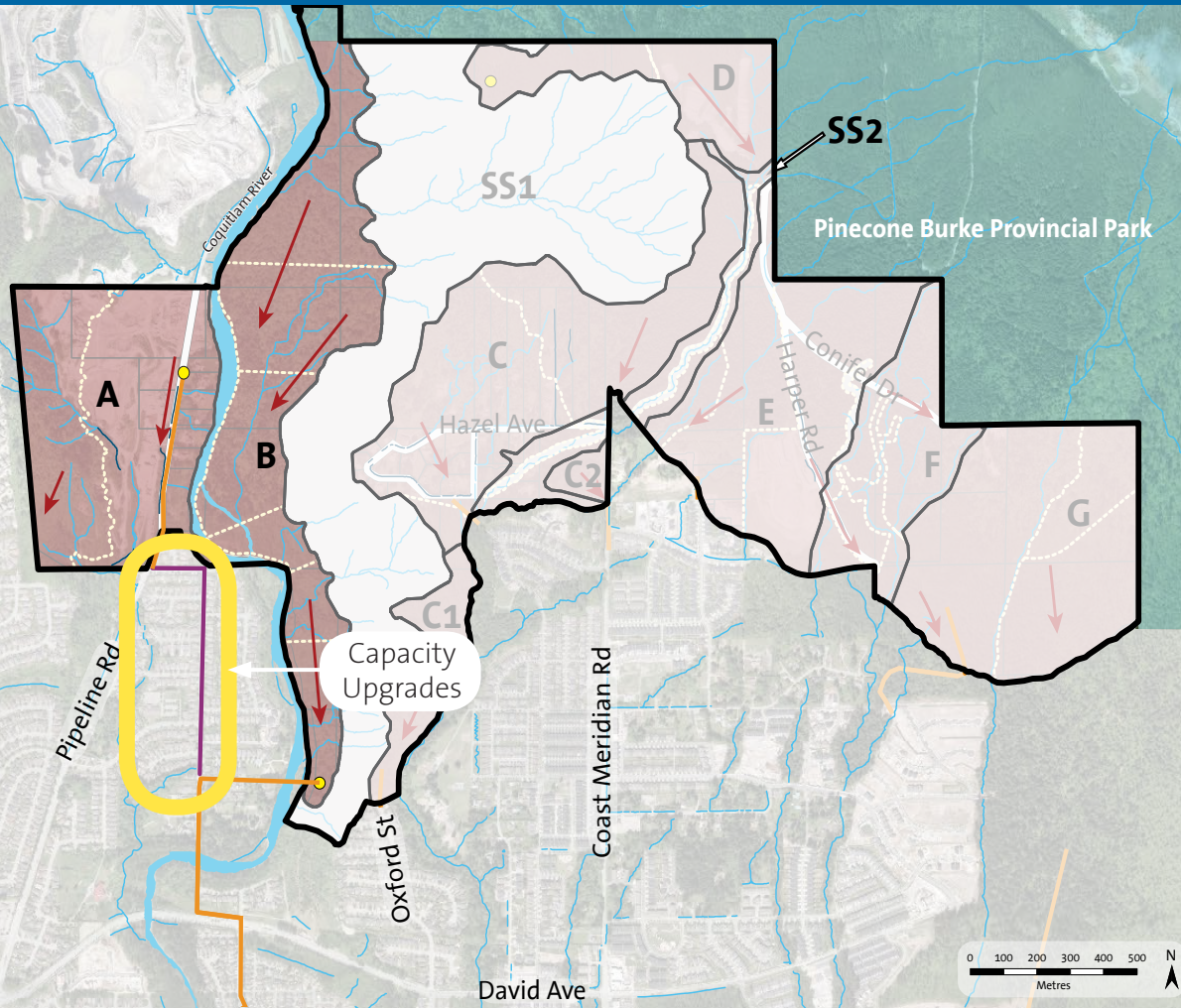


- Majority of flow serviced through existing network
- Above 320-metres is serviceable

- ➔ Trunk Sewer Alignment
- Future Sewer Main
- Future Capacity Upgrade Required



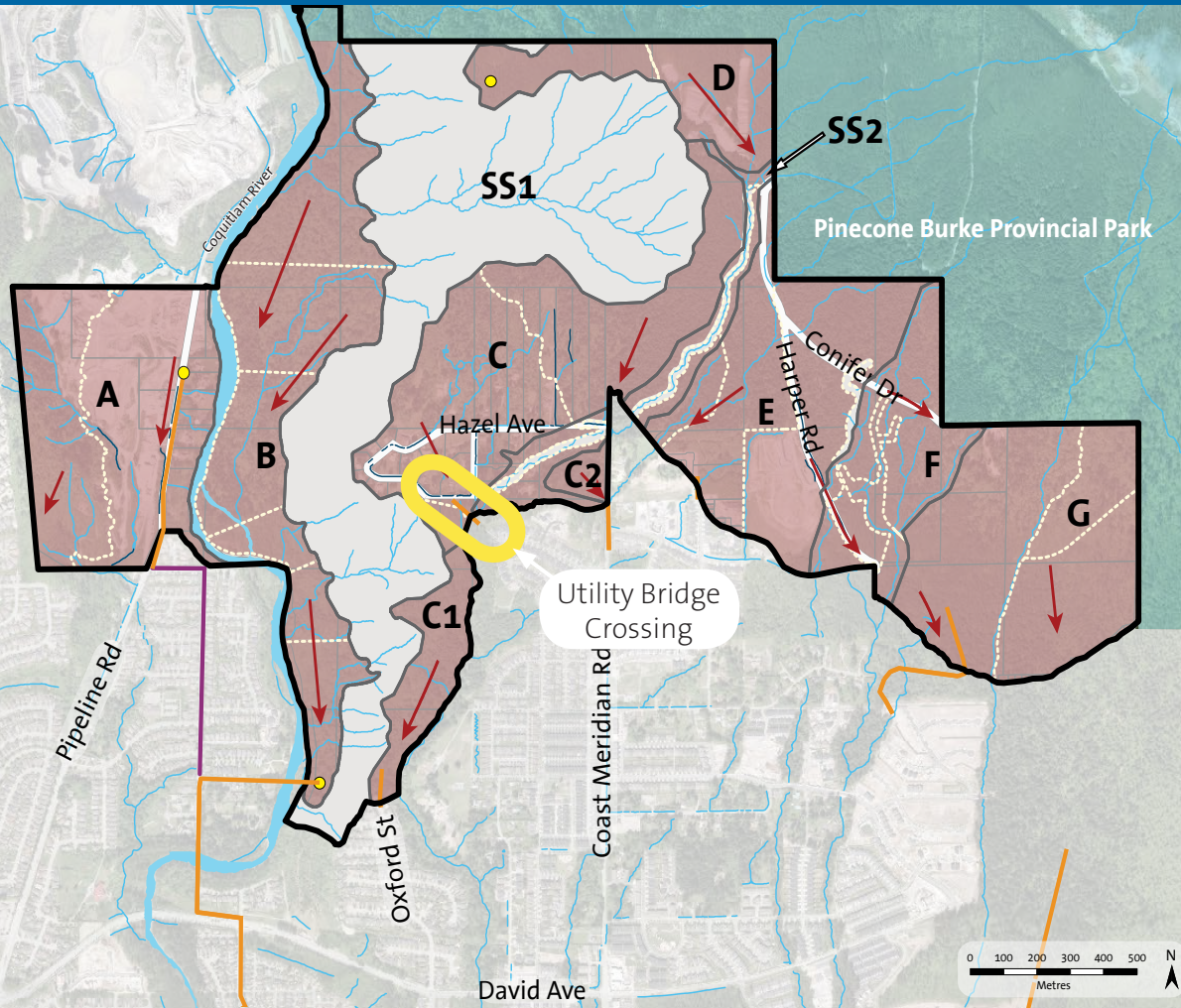
# SANITARY SERVICE



- Majority of flow serviced through existing network
- Above 320-metres is serviceable
- Future capacity upgrade required for Sub Areas A & B

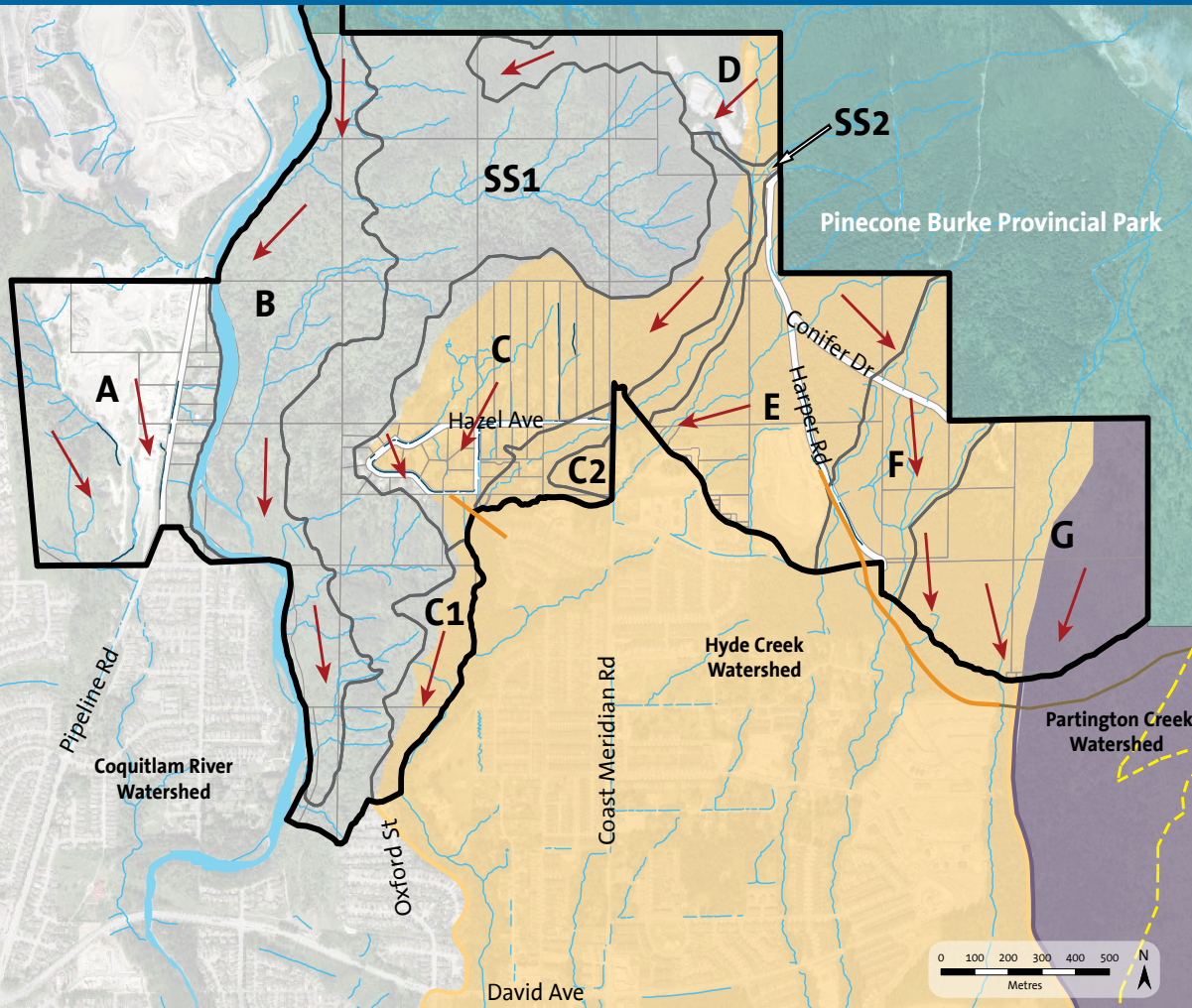
- ➔ Trunk Sewer Alignment
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# SANITARY SERVICE



- Majority of flow serviced through existing network
- Above 320-metres is serviceable
- Future capacity upgrade required for Sub Areas A & B
- Utility bridge provides sanitary to Hazel/Coy area

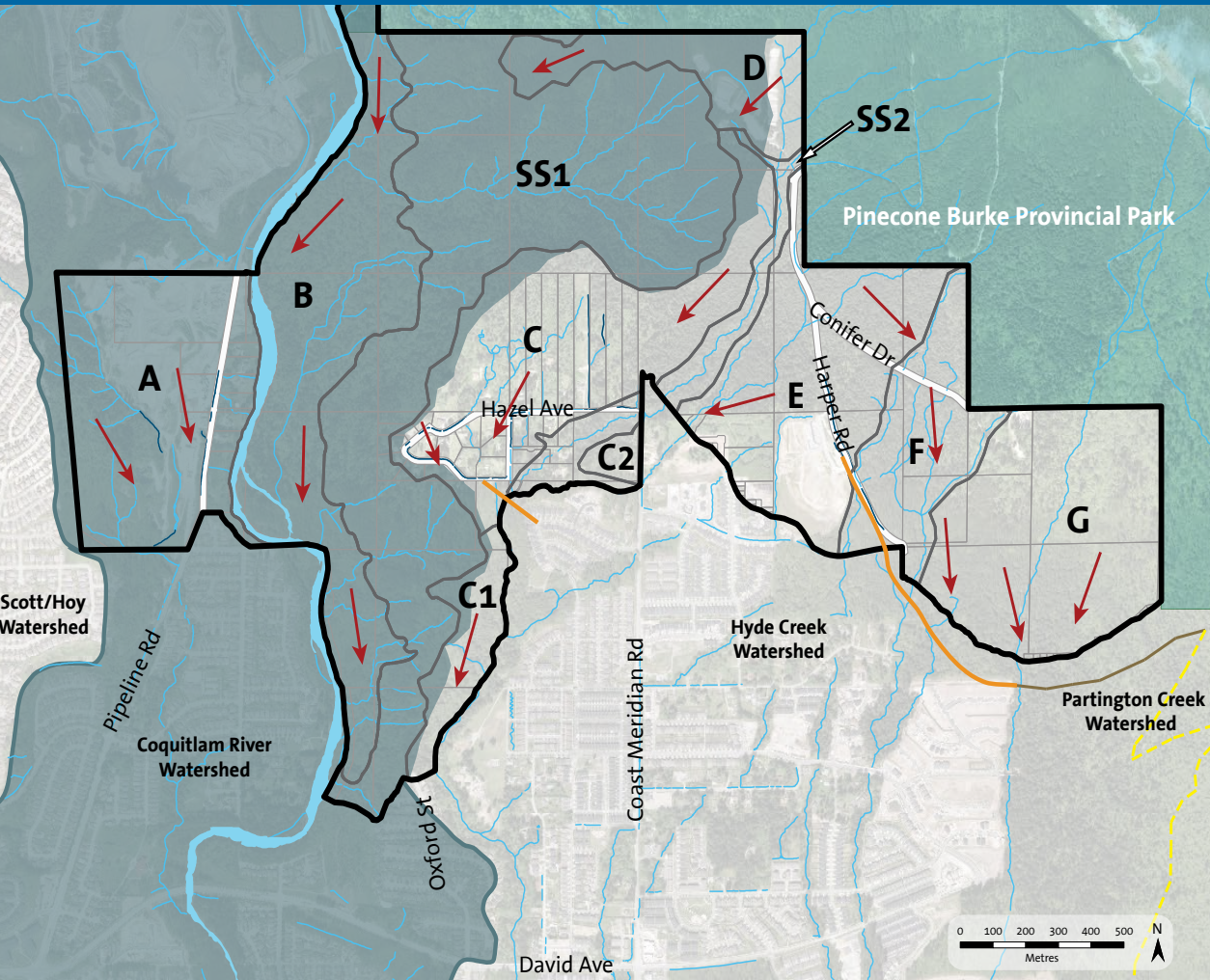
# DRAINAGE & STORMWATER MANAGEMENT



- IWMPs previously completed for Hyde Creek & Partington Creek (Sub Areas C, C1, C2, E, F & G)

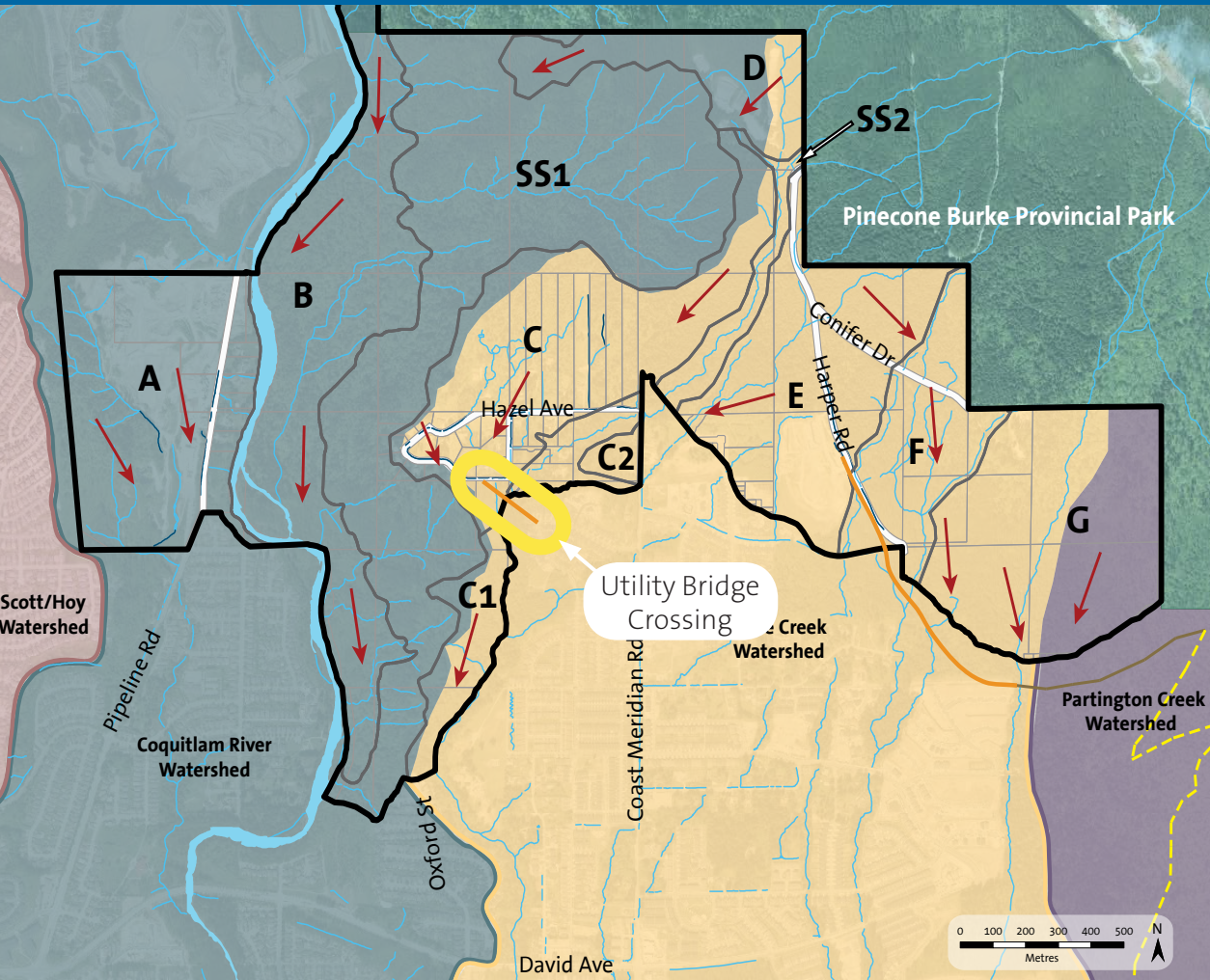
 Drainage Flow

# DRAINAGE & STORMWATER MANAGEMENT



- IWMPs previously completed for Hyde Creek & Partington Creek (Sub Areas C, C1, C2, E, F & G)
- Areas draining to Coquitlam River require subwatershed IWMPs (Sub Areas A, B & D)

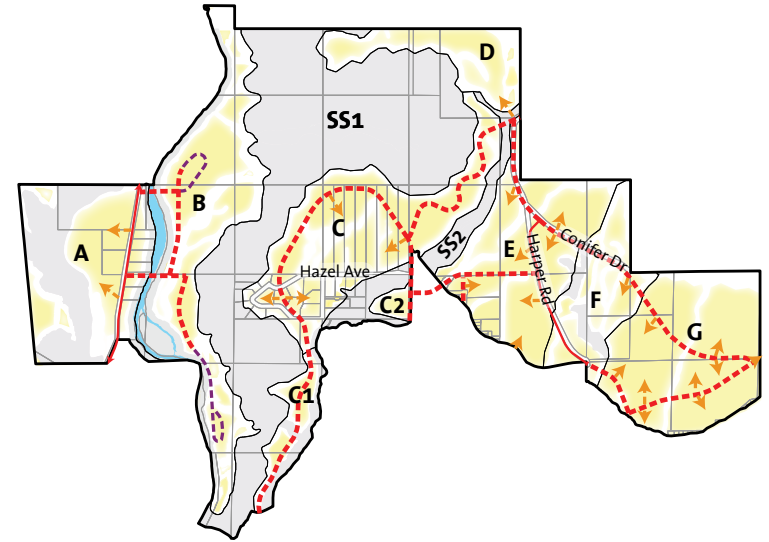
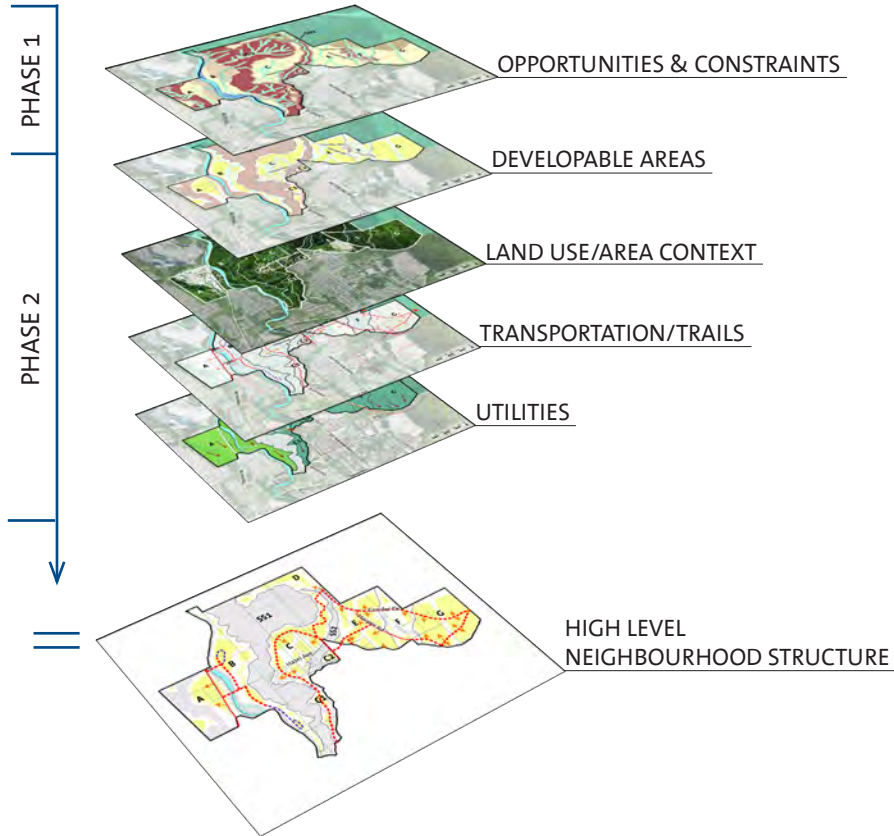
# DRAINAGE & STORMWATER MANAGEMENT



- IWMPs previously completed for Hyde Creek & Partington Creek (Sub Areas C, C1, C2, E, F & G)
- Areas draining to Coquitlam River require subwatershed IWMPs (Sub Areas A, B & D)
- Utility bridge provides drainage to Hazel/Coy area

# SUMMARY: Phase 2 to Phase 3

## Using Phase 1 and 2 Outputs for Phase 3



**High-Level Neighbourhood Structure**



## NEXT STEPS

### Consultation

- Consultation
  - Property Owners Group
  - Project Advisory Group
  - Open House
  - Discussions with SD43 & Province

### Remaining Vision Work

- Early Release Criteria
- Water Service above 320-m
- Financial Feasibility
- Phase 3 Finalize Vision
- Neighbourhood/Development Planning Stages