

ITEM	4
MANAGER'S REPORT NO.	25
COUNCIL MEETING	88/04/05

RE: SOUTHWEST COQUITLAM--TOWN CENTRE  
OFFICIAL COMMUNITY PLAN FOR COQUITLAM

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: Municipal Manager DATE: 1988 March 28

FROM: Director Planning & Building Inspection OUR FILE: 01.226.1

SUBJECT: Southwest Coquitlam-Town Centre  
 Official Community Plan for Coquitlam

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RECOMMENDATION

1. THAT a copy of this report be sent to:

The Municipal Clerk  
 The District of Coquitlam  
 1111 Brunette Ave.  
 Coquitlam, B.C.  
 V3K 1E9

1.0 SUMMARY AND PURPOSE

Section 947 (2) (b) of the Municipal Act makes provision for an adjoining Municipality to comment on a proposed Official Community Plan where it affects that Municipality. In this regard, the Municipal Clerk received a letter from the District of Coquitlam dated 1988 03 15 requesting comments from Burnaby Council on their draft Southwest Coquitlam-Town Centre Official Community Plan. This report summarizes the proposed plan and concludes that the plan recognizes the role that Coquitlam plays in the context of the Greater Vancouver Region. The proposals for Southwest Coquitlam-Town Centre are considered complementary to Burnaby's land use framework, particularly the Lougheed Town Centre. Staff would advise that no revisions to our policies and plans would be necessary with the adoption of the Plan by the District of Coquitlam.

2.0 THE PURPOSE OF THE DRAFT PLAN

The purpose of the draft Official Community Plan is to incorporate the existing West Coquitlam and Town Centre Community Plans together with associated policy statements of Council into one "Official Community Plan." The area covered by the draft plan includes that part of Coquitlam west of the Coquitlam River to just north of the Coquitlam Town Centre (see attached map). The intent is conversion of existing policies into the format required by the Municipal Act, rather than the introduction of new policies or revision to existing policies.

Coquitlam has already adopted Official Community Plans for Northwest and Northeast Coquitlam. The adoption of the proposed Official Community Plan will result in all of Coquitlam being covered by Official Community Plans.

### 3.0 THE GOALS OF THE PLAN

The draft Official Community Plan contains eleven broad land use, environmental and economic goals as the basis for the future development of Southwest Coquitlam-Town Centre area. The goals provide for a balanced range of land uses and a appropriate mix of residential and non-residential land uses. Emphasis is given to ensuring that all new development is adequately provided with infrastructure and that environmentally sensitive areas are protected.

Particular attention is paid to providing a hierarchy of commercial centres ranging from the Town Centre (Coquitlam Town Centre) as the dominant node serving municipal wide needs, to small commercial centres to serve community and neighbourhood needs. From a Regional perspective, the Coquitlam Town Centre plays the role as the focal point of the northeast sector of Greater Vancouver. Community and neighbourhood level commercial centres include Cariboo, Burquitlam, Como Lake Village, Austin Heights Lougheed/Brunette and Maillardville. The development guidelines for Cariboo contain as an objective, the recognition of this area as an integral part of a larger activity centre, the Lougheed/North Road Centre.


The Community Plan map, forming part of the proposed OCP shows the Skytrain line along North Road and Clarke Road with a station in the vicinity of Lougheed Mall, and with a possible connection to the New Westminster station.

The draft Official Community Plan acknowledges Regional objectives by recognizing that the Region's Livable Region Plan has provided a context for Coquitlam's community plans. It is also recognized that the Livable Region strategy remains valid for future implementation.

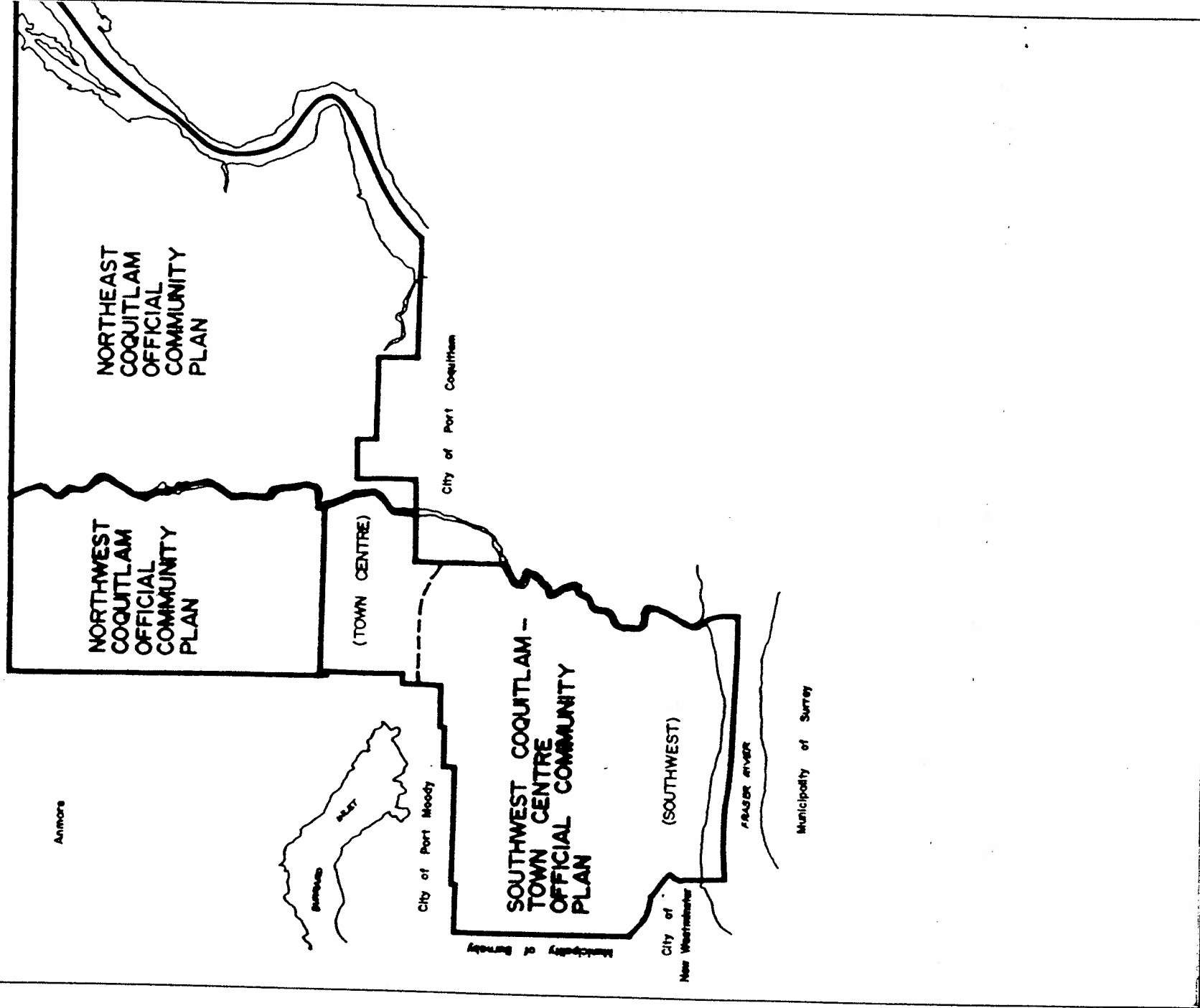
### 4.0 CONCLUSIONS

In reviewing the goals and the major land use elements outlined in the Plan, the following general conclusions can be made:

1. The Southwest Coquitlam-Town Centre area Plan recognizes that Coquitlam is a member of the Regional Community with key roles to play in the Regional Town Centre concept, meeting regional housing needs, regional industrial land needs and providing for future regional transportation needs. The proposals are considered complementary to our commercial core hierarchy, particularly Burnaby's Lougheed Town Centre.
2. While staff are not in a position to comment on the detailed aspects of the Plan, we are satisfied that the interests of the District of Burnaby would not be adversely affected by the adoption of the Plan, and that no subsequent specific revisions to our policies and plan would be necessary.

  
A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

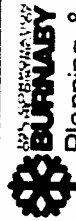
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Date:

Scale:

Drawn By:



City of BURNABY  
 Planning &  
 Building Inspection  
 Department

Coquitlam: Official Community Plan Areas

