

TO: CITY MANAGER 2002 May 8

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 01.226.1

SUBJECT: CITY OF COQUITLAM BYLAW 3498 - AMENDMENT TO CITY WIDE OFFICIAL COMMUNITY PLAN

PURPOSE: To provide comment on Bylaw 3498, an amendment to the City of Coquitlam's Citywide Official Community Plan (OCP) to include the Burquitlam and Lougheed Neighbourhood Plans.

RECOMMENDATIONS:

1. **THAT** Council request the City of Coquitlam to amend Schedule B-1 of the Citywide OCP and Schedule B of the Lougheed Neighbourhood Plan to reflect the conceptual alignment of the SkyTrain guideway along the centre line of North Road between Austin Avenue and Cottonwood Avenue, as approved by the TransLink Board at its meeting on 2000 December 13.
2. **THAT** Council request the City of Coquitlam to provide confirmation of the amendments to Schedule B-1 of the Citywide OCP and Schedule B of the Lougheed Neighbourhood Plan prior to the adoption of Bylaw 3498.
3. **THAT** Council request the City of Coquitlam to design the proposed new east-west road south of the Lougheed Highway to align with Rochester Street in Burnaby and to designate Lougheed Highway east of North Road as a commuter cycle route, similar to its designation in Burnaby.
4. **THAT** a copy of this report be sent to the Deputy City Clerk, City of Coquitlam, 3000 Guildford Way, Coquitlam, B.C. V3B 7N2.
5. **THAT** a copy of this report be forwarded to the Boards of the GVRD and TransLink for their information.

REPORT

1.0 BACKGROUND

Appearing as correspondence on the Council agenda for 2002 May 6 is a letter from the Deputy City Clerk for the City of Coquitlam seeking comment on Bylaw 3498, an amendment to Coquitlam's Citywide Official Community Plan (OCP), Bylaw. The purpose

of the amendment is to include the Burquitlam and Lougheed Neighbourhood Plans as part of Citywide OCP. This report responds to Coquitlam's request for comment on their proposed OCP amendment.

2.0 THE AMENDMENT TO THE PLAN

Coquitlam City Council has given First Reading to Bylaw 3498, an amendment to the Citywide Official Community Plan to include the Lougheed and Burquitlam Neighbourhood Plans. A Public Hearing on the Bylaw has been scheduled for 2002 May 23.

The two neighbourhood plans propose to create transit villages focused around the new Lougheed SkyTrain station at Lougheed Highway and Austin Avenue and the proposed station at Burquitlam that is to be built as part of the proposed extension of the SkyTrain line to Coquitlam Town Centre.

The Lougheed Neighbourhood Plan envisions a medium to high density mixed use neighbourhood supportive of the objectives of transit-oriented development. It includes those lands within the City of Coquitlam that lie within an approximate 1000 metre radius of the Lougheed Skytrain Station. By 2021, it is estimated that approximately 1,900 new medium and high rise apartment units will be accommodated in the area roughly bounded by the Trans Canada Highway to the south, North Road to the west, Austin Avenue to the north and Westview Street to the east (see *Attachment 1*). It is estimated that approximately 44,350 square metres of retail/commercial space and 37,970 square metres of office space could be accommodated on land designated for commercial uses along the east side of North Road between Cochrane Avenue to the north and the Trans Canada Highway to the south.

The Burquitlam Neighbourhood Plan envisions a transit-oriented village. It includes those lands within an approximate 1000 metre radius of the proposed Burquitlam transit station. By 2021, it is estimated that approximately 1,900 new multiple family housing units could be accommodated in the area roughly bounded by Morrison Avenue to the north, Dogwood Street to the east, Foster Avenue to the south and North Road to the west (see *Attachment 2*). It is estimated that approximately 30,600 square metres of retail/commercial space and 21,000 square metres of office space could be accommodated in the vicinity of the Clarke Road and Como Lake Avenue (the area centred around the current Burquitlam Shopping Plaza).

3.0 RELATIONSHIP TO BURNABY

3.1 Conceptual Alignment of the SkyTrain guideway to Coquitlam Town Centre

In 2002 January, the City of Coquitlam referred its draft Citywide OCP to the City of Burnaby. At the time, Burnaby City Council requested the City of Coquitlam to amend Schedule B-1 of the Southwest Coquitlam - Town Centre Area Plan to reflect the conceptual alignment of the SkyTrain guideway along the centre line of North Road between Austin Avenue and Cottonwood Avenue, as approved by the TransLink Board at its meeting on 2000 December 13. This amendment was not made to the adopted Citywide OCP. The reason given was that the new Citywide OCP involved the consolidation of Coquitlam's four previously existing OCPs into one document and that land use changes to the existing plans were beyond scope of the consolidation exercise.

The amendment to the Citywide OCP currently being referred to the City of Burnaby involves an amendment to Schedule B-1 (Land Use Designations for the Southwest Coquitlam- Town Centre Area Plan) to reflect new land uses in the Lougheed and Burquitlam Neighbourhood Plans. The amended Schedule B-1 still shows the alignment of the SkyTrain line to Coquitlam Town Centre between Austin Avenue and Foster Avenue along the west side of North Road. Since land use changes are being incorporated in this amendment to the Citywide OCP, it is therefore recommended that the City of Burnaby request that the approved alignment for the SkyTrain line to Coquitlam Town Centre be depicted in the amended Schedule B-1 of the Citywide OCP as well as in Schedule B to the Lougheed Neighbourhood Plan which is attached as Appendix 3 of Bylaw 3498. It is also recommended the City of Coquitlam be requested to confirm that these changes have been made prior to the adoption of Bylaw 3498.

3.2 Other Transportation Related Issues

As part of the Lougheed Neighbourhood Plan, two new east-west roads are proposed through the area designated as the Urban Quarter located south of Lougheed Highway and east of North Road (as shown in Attachment 1). It is recommended that when these roads are constructed that one be designed to align with Rochester Street in Burnaby to facilitate circulation in the area and future signalization of the intersection.

It is also recommended the City of Coquitlam be requested to designate the Lougheed Highway east of North Road as a commuter cycle route (by marking the emergency stopping lanes as bicycle lanes) similar to its designation in Burnaby.

4.0 CONCLUSION AND RECOMMENDATIONS


The City of Coquitlam has forwarded the City of Burnaby a proposed amendment to its Citywide OCP to include the Lougheed and Burquitlam Neighbourhood Plans in the Citywide OCP for review and comment.

In reviewing the amendment, it is recommended that the City of Burnaby request the City of Coquitlam to amend Schedule B-1 of the Citywide OCP and Schedule B of the Lougheed Neighbourhood Plan to reflect the conceptual alignment of the SkyTrain guideway along the centre line of North Road between Austin Avenue and Cottonwood Avenue, as approved by the TransLink Board at its meeting on 2000 December 13. It is also recommended that the City of Burnaby request that the City of Coquitlam confirm that these changes have been made prior to the adoption of Bylaw 3498.

In terms of other transportation related issues, it is recommend that the City of Coquitlam be requested to design the proposed new east-west road south of the Lougheed Highway to align with Rochester Street in Burnaby and to designate Lougheed Highway east of North Road as a commuter cycle route, similar to its designation in Burnaby.

Apart from the transportation related issues noted above, the goals and policies contained in Lougheed and Burquitlam Neighbourhood Plans are generally supportable and would not conflict with policies and goals contained in Burnaby's OCP.

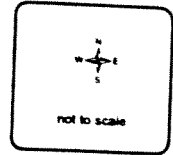
It is recommended that a copy of this report be forwarded to the City of Coquitlam and to the Boards of the GVRD and TransLink for their information.


for J.S. Belhouse, Director
PLANNING AND BUILDING

MM/mw

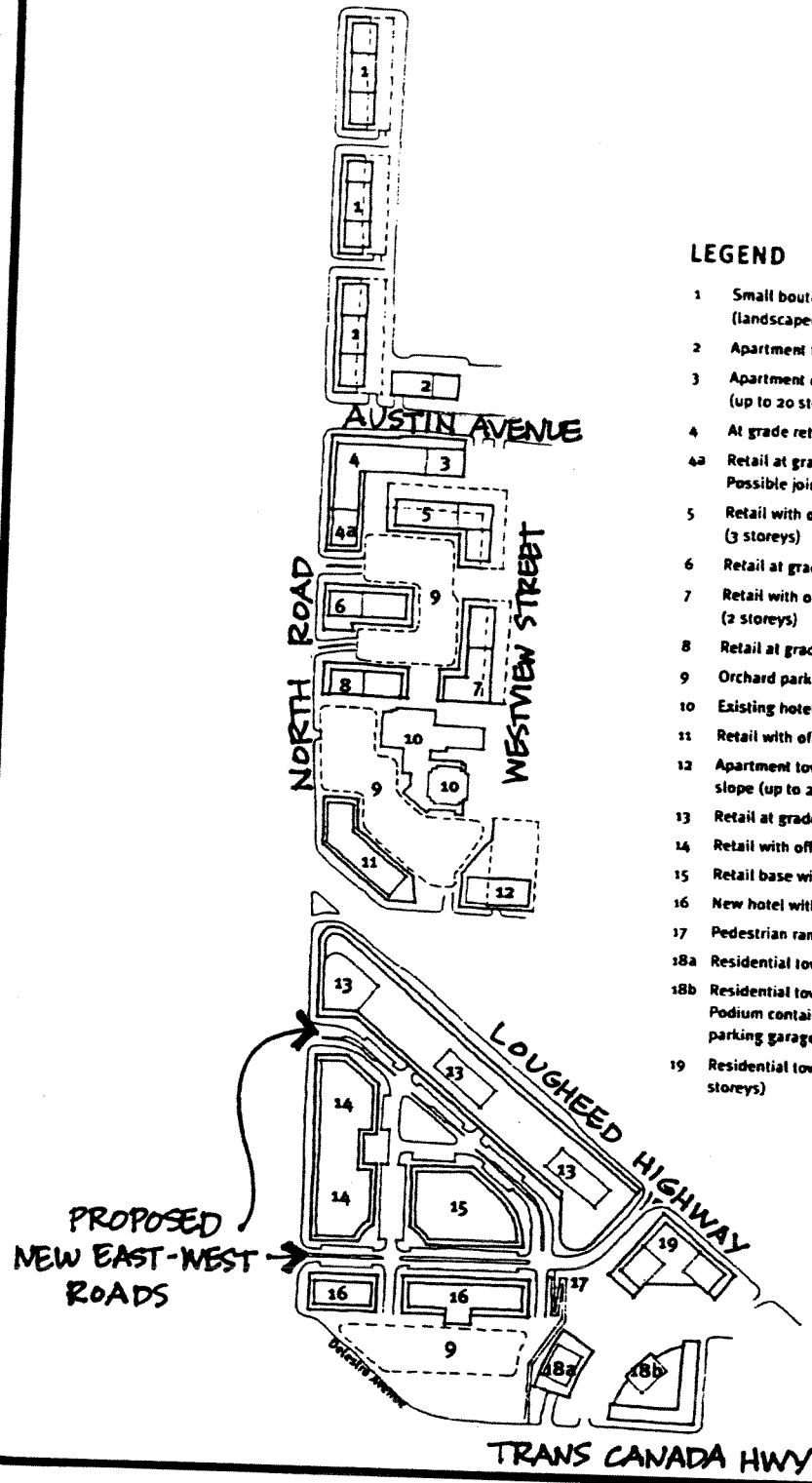
Attachments(2)

cc: Director Engineering
Director Finance
Director Parks, Recreation and Cultural Services



LEGEND

- 1 Small boutique-type shops with 2 floors of office above, step up slope, orchard (landscaped) parking behind
- 2 Apartment tower development (up to 12 storeys)
- 3 Apartment development with possible tower on below grade parking structure (up to 20 storeys)
- 4 At grade retail and offices above, backed against parking structure (3 storeys)
- 4a Retail at grade with office above, apartment tower above (up to 20 storeys). Possible joint development with #4.
- 5 Retail with offices above to eventually replace existing shopping centre (3 storeys)
- 6 Retail at grade with office above, apartment tower above (up to 20 storeys)
- 7 Retail with offices above to eventually replace existing shopping centre (2 storeys)
- 8 Retail at grade with office above, apartment tower above (up to 20 storeys)
- 9 Orchard parking (landscaped)
- 10 Existing hotel development
- 11 Retail with offices above (3 storeys)
- 12 Apartment tower development with below grade parking structure backed into slope (up to 20 storeys)
- 13 Retail at grade with office above, apartment tower above (up to 18 storeys)
- 14 Retail with offices above (2 storey)
- 15 Retail base with offices and residential lofts above (up to 6 storeys)
- 16 New hotel with limited retail/office development
- 17 Pedestrian ramped walkway access
- 18a Residential tower (up to 20 storeys)
- 18b Residential tower (up to 20 storeys) and townhouses facing residential street. Podium containing lobby spaces, amenity spaces (e.g. health club, pool etc.) on parking garage below grade.
- 19 Residential tower with limited retail development fronting Lougheed (up to 22 storeys)



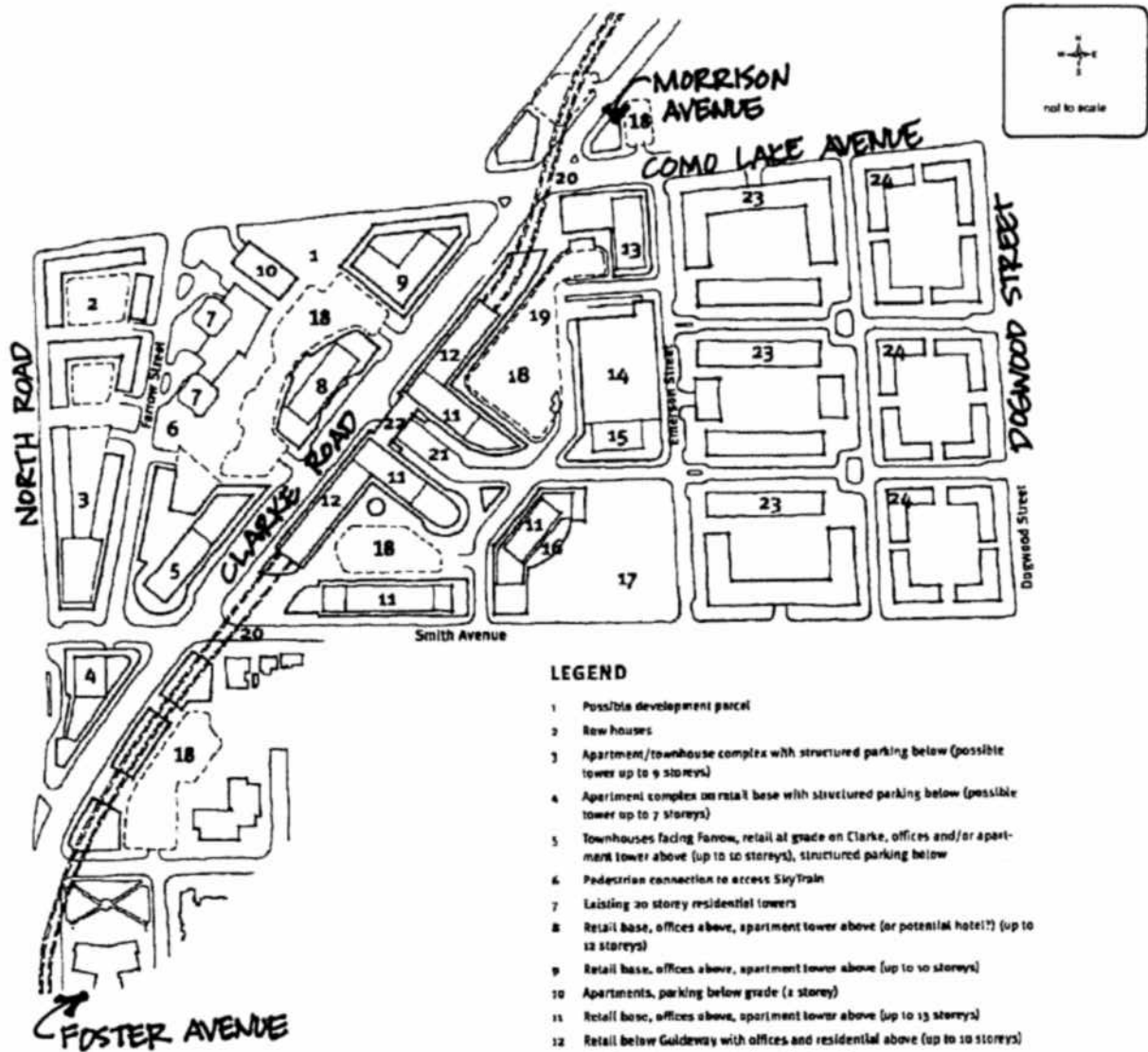
CITY OF COQUITLAM



CONCEPTUAL FRAMEWORK PLAN

SCHEDULE 'E' TO LOUGHEED NEIGHBOURHOOD PLAN

(For Illustrative Purposes Only)



LEGEND

- 1 Possible development parcel
- 2 Row houses
- 3 Apartment/townhouse complex with structured parking below (possible tower up to 9 storeys)
- 4 Apartment complex on retail base with structured parking below (possible tower up to 7 storeys)
- 5 Townhouses facing Foster, retail at grade on Clarke, offices and/or apartment tower above (up to 10 storeys), structured parking below
- 6 Pedestrian connection to access SkyTrain
- 7 Existing 20 storey residential towers
- 8 Retail base, offices above, apartment tower above (or potential hotel?) (up to 12 storeys)
- 9 Retail base, offices above, apartment tower above (up to 10 storeys)
- 10 Apartments, parking below grade (2 storeys)
- 11 Retail base, offices above, apartment tower above (up to 13 storeys)
- 12 Retail below Giddeway with offices and residential above (up to 10 storeys)
- 13 Retail at grade, apartments above (4 storeys)
- 14 Grocery store - Safeway
- 15 Retail base, offices above, apartment tower above (up to 5 storeys)
- 16 Recreation centre
- 17 Burquitlam Park
- 18 Orchard Parking (landscaped)
- 19 Grocery store delivery truck access requirements
- 20 Elevated SkyTrain Giddeway
- 21 Bus bays either side of central roadway
- 22 Elevated station - access to site below elevated station
- 23 Low-mid rise apartment (3 storeys)
- 24 Townhouses (2 storey)

CITY OF **COQUITLAM**



CONCEPTUAL FRAMEWORK PLAN

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