

Burquitlam-Lougheed Neighbourhood Plan

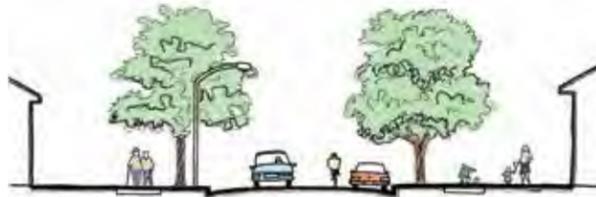
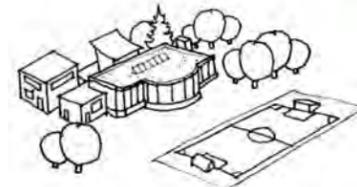
Existing Plans Review

Past Development Trends and Lessons Learned

Existing 2002 Plan Review

Plan Targets

- 2,800 units by 2021
- 3.5 hectares of new parks
- New community Centre
- Develop new Greenways
- Two new east-west streets
- Intersection improvements
- Improve pedestrian and cyclist connections



Current Status

- 1,400 new units by 2014
- 0.33 hectares of new park added
- Agreement with YMCA
- Greenways added to DCC program
- Awaiting redevelopment of adjacent lands
- Five intersections upgraded
- Four bike routes developed

Development Timeline

Every Major Development 2002 - 2015 (townhouse and above)



Farrow Ridge



Encore Tower



Gable



Clayton Heights



Cora Towers



Evergreen



Rochester Garden



Como Lake Gardens



Foster 1, 2 & 3
Easton 1 & 2
Emerson
Bloom



Nest



Regan's Walk



Como Living



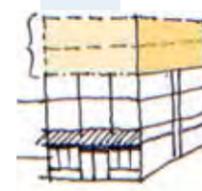
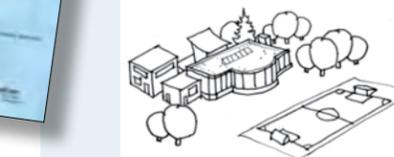
Black+Whites



Neighbourhood
Plans Adopted



Evergreen Line
Approved



Density
Bonus
Expanded

CAC
Adopted



New Plan Adopted

2002

2004

2006

2008

2010

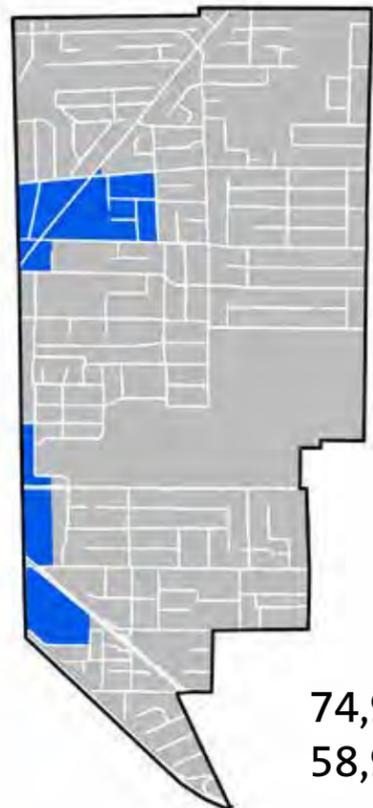
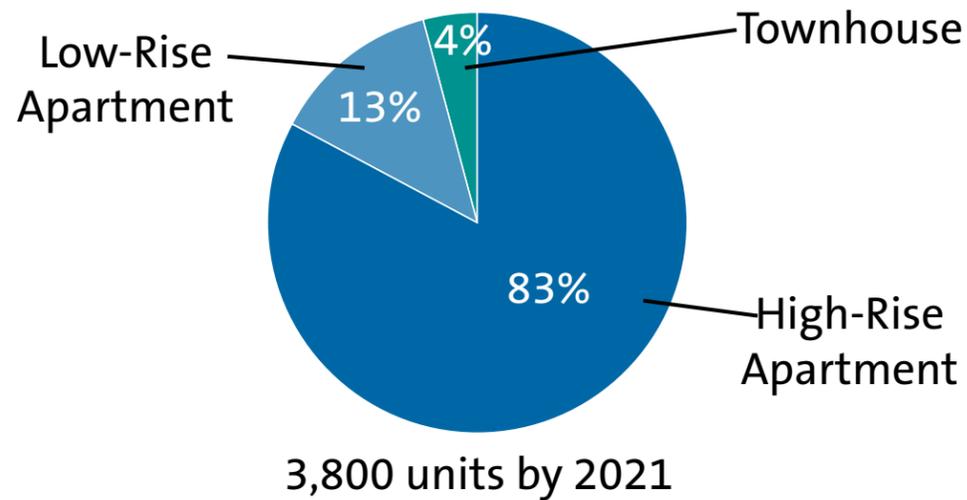
2012

2014

2016

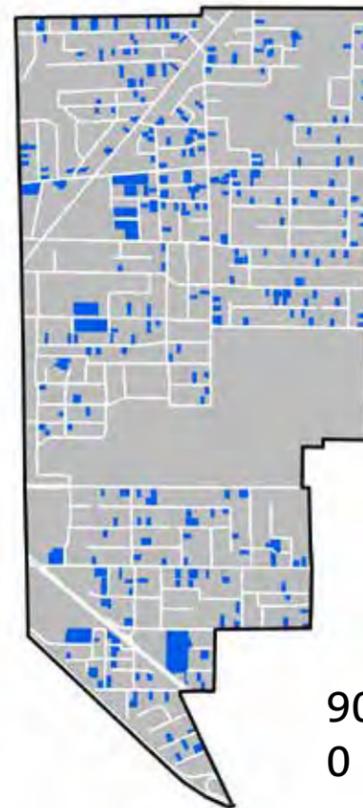
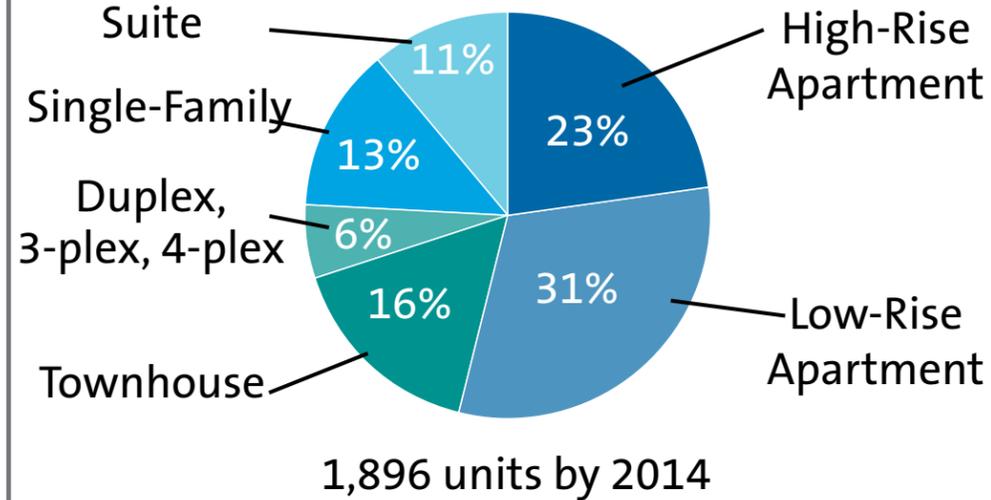
Existing 2002 Plan Review

What Was Anticipated



74,950 m² of retail
58,970 m² of office

What Actually Happened



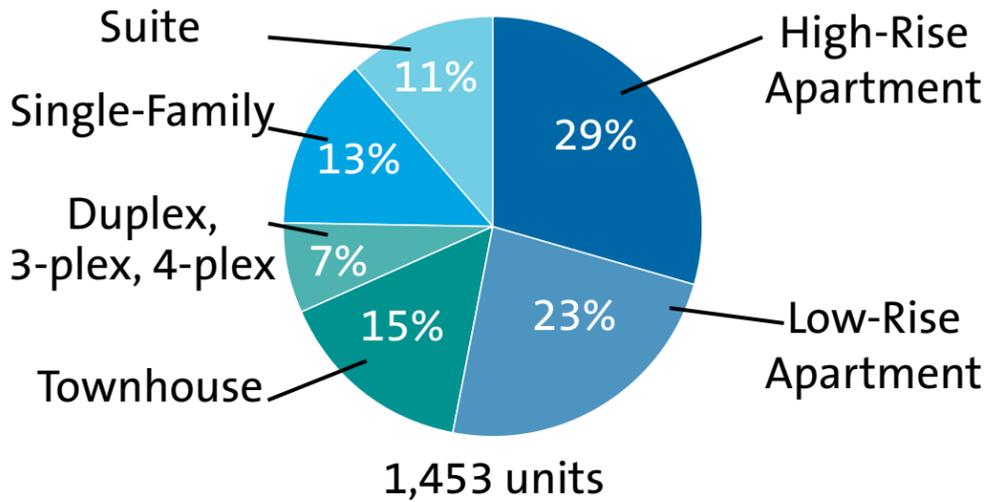
904 m² of retail
0 m² of office

Key Learnings

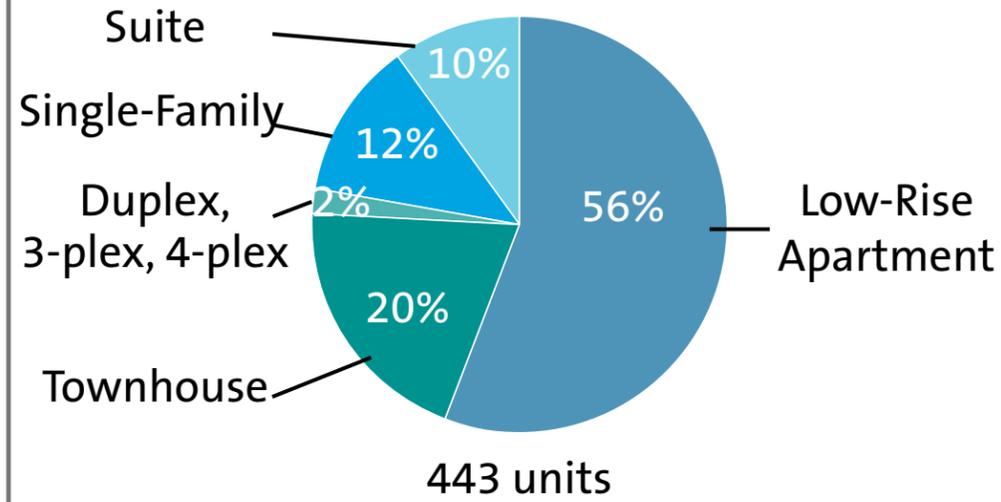
- Evergreen Line delay effected development type and location
- Housing market performed differently than expected
- More development occurred in the shoulder
- More low-rise, duplex and single-family development
- Fewer opportunities to negotiate additional green space and street dedication
- Fewer opportunities for amenity funding

Development Statistics

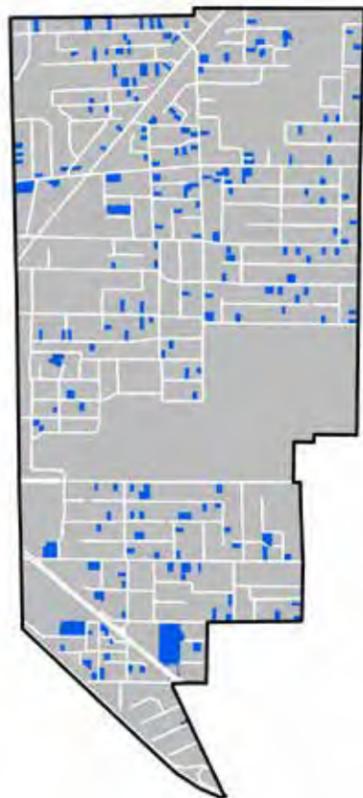
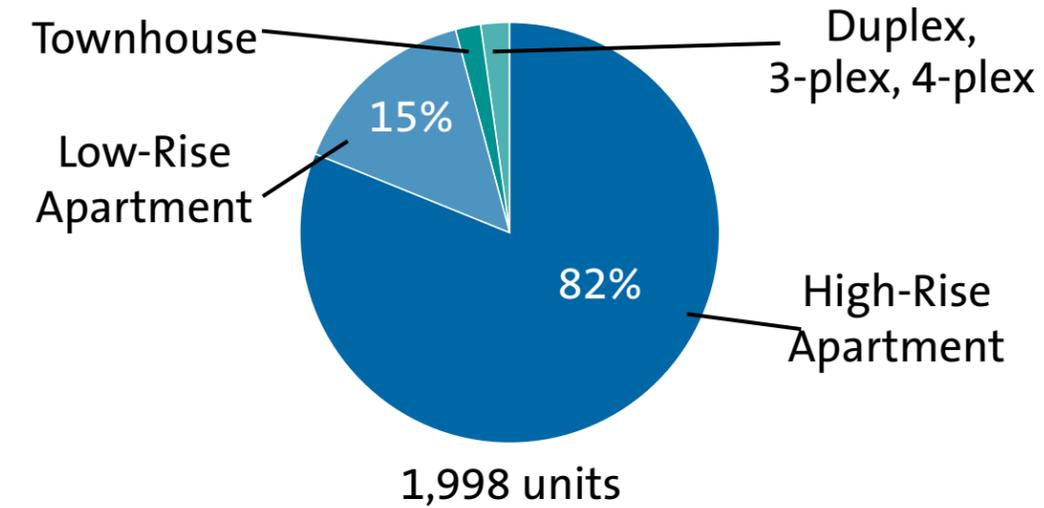
The first ten years 2002 - 2012



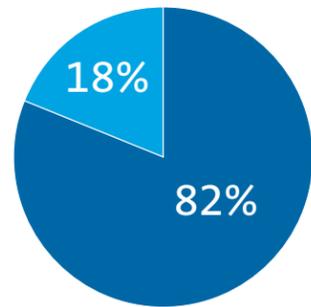
The last two years 2012 - 2014



Looking Forward 2015 - 2016



Units created through OCP Amendment

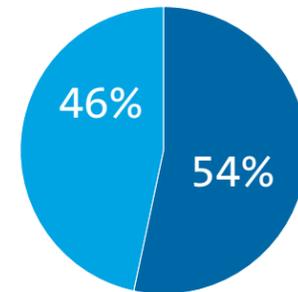


OCP Amendments

- Gable Townhomes (2007)
- Foster Apartments (2011)



Units created through OCP Amendment



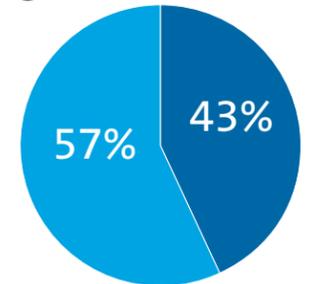
OCP Amendments

- Black+Whites (2013)

TDS Adopted to guide OCP amendments (2012)



Potential Units created through OCP Amendment

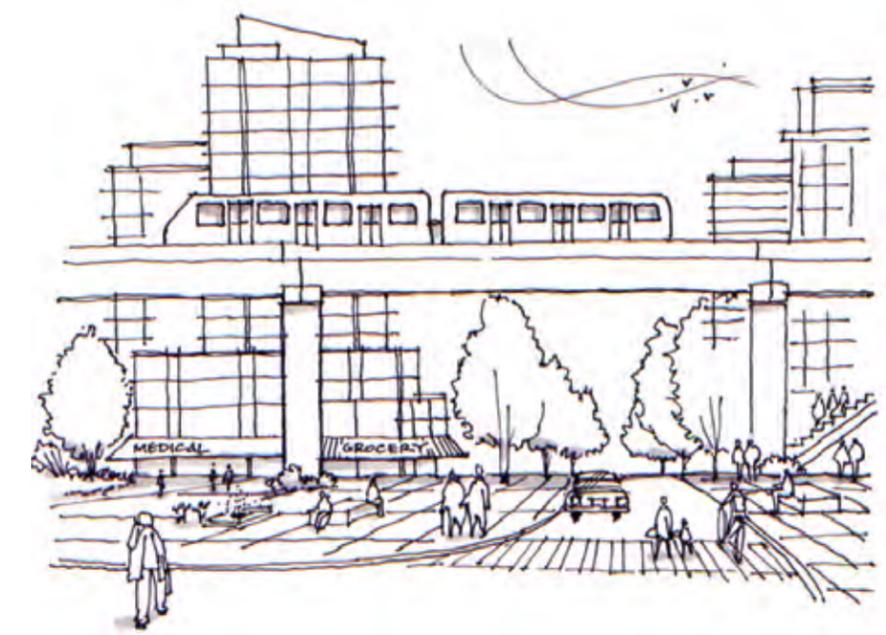
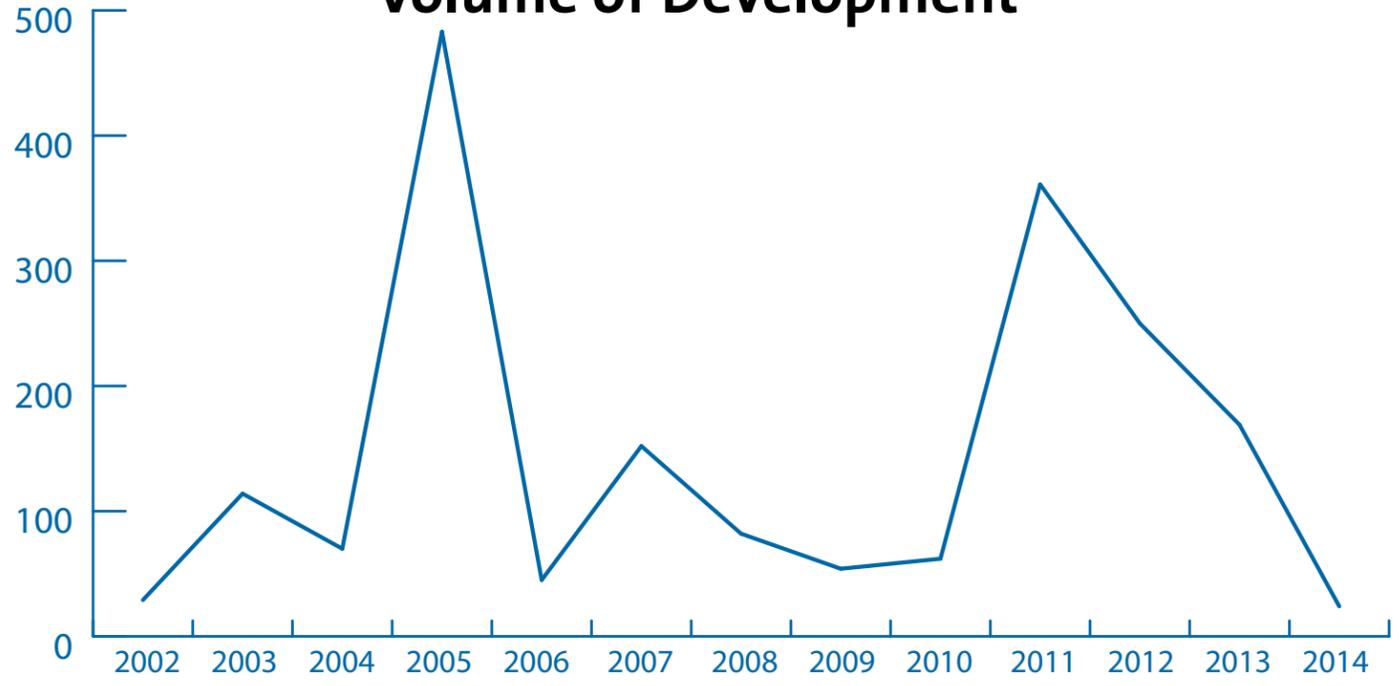


Potential OCP Amendments

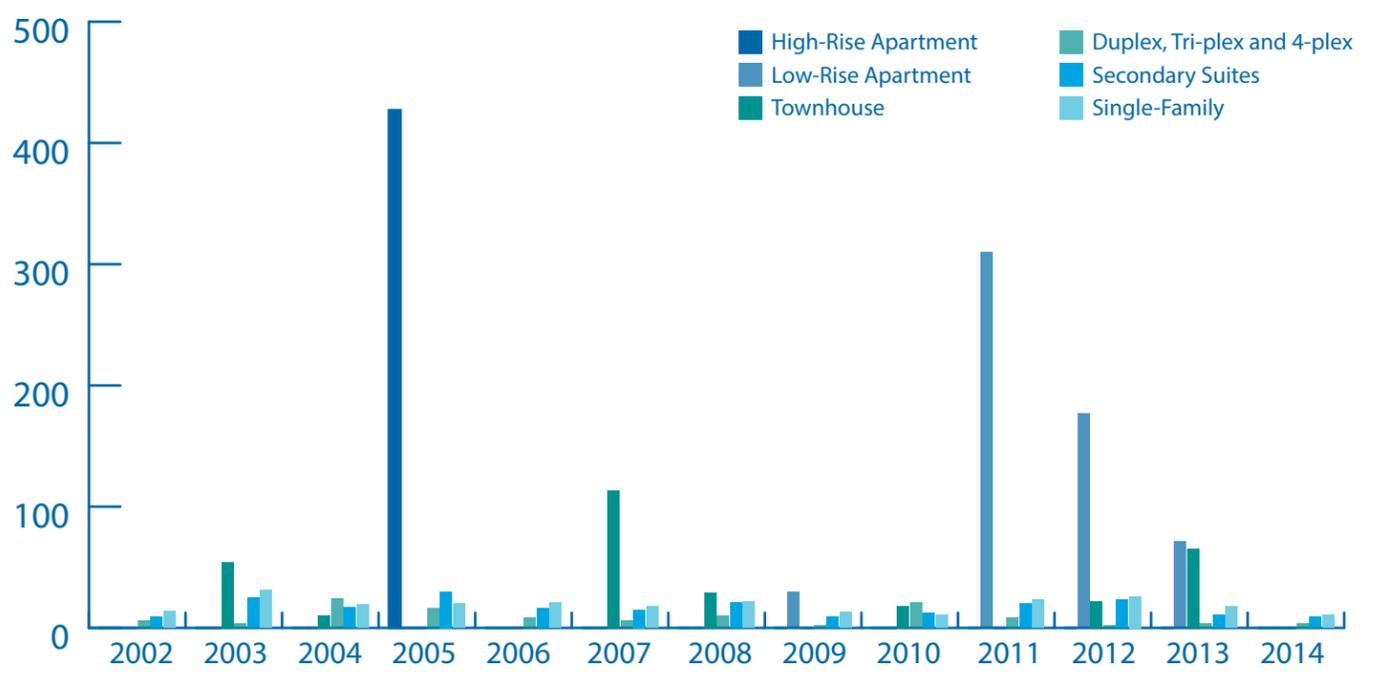
- Polygon Cottonwood
- BlueSky Foster
- Onni North Road

Development Statistics

Volume of Development



Development by Unit Type

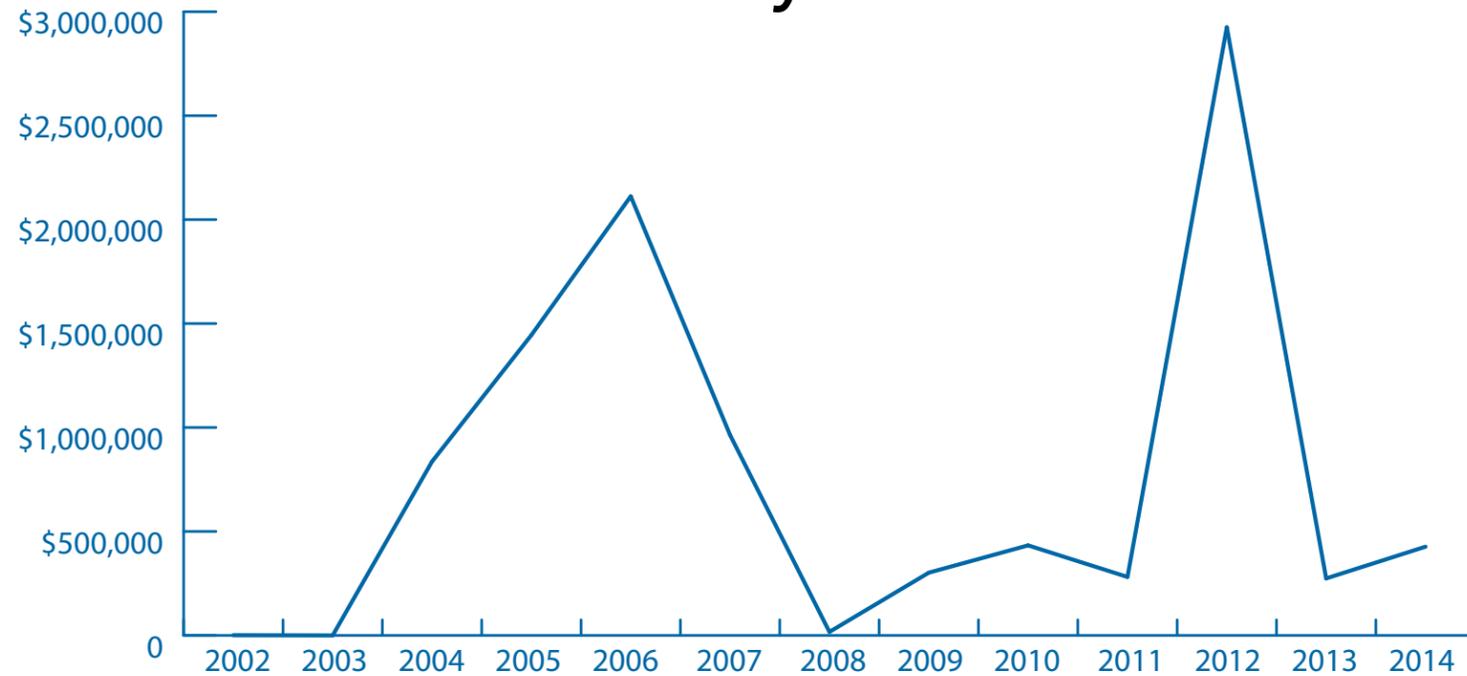


Number of Units by Type

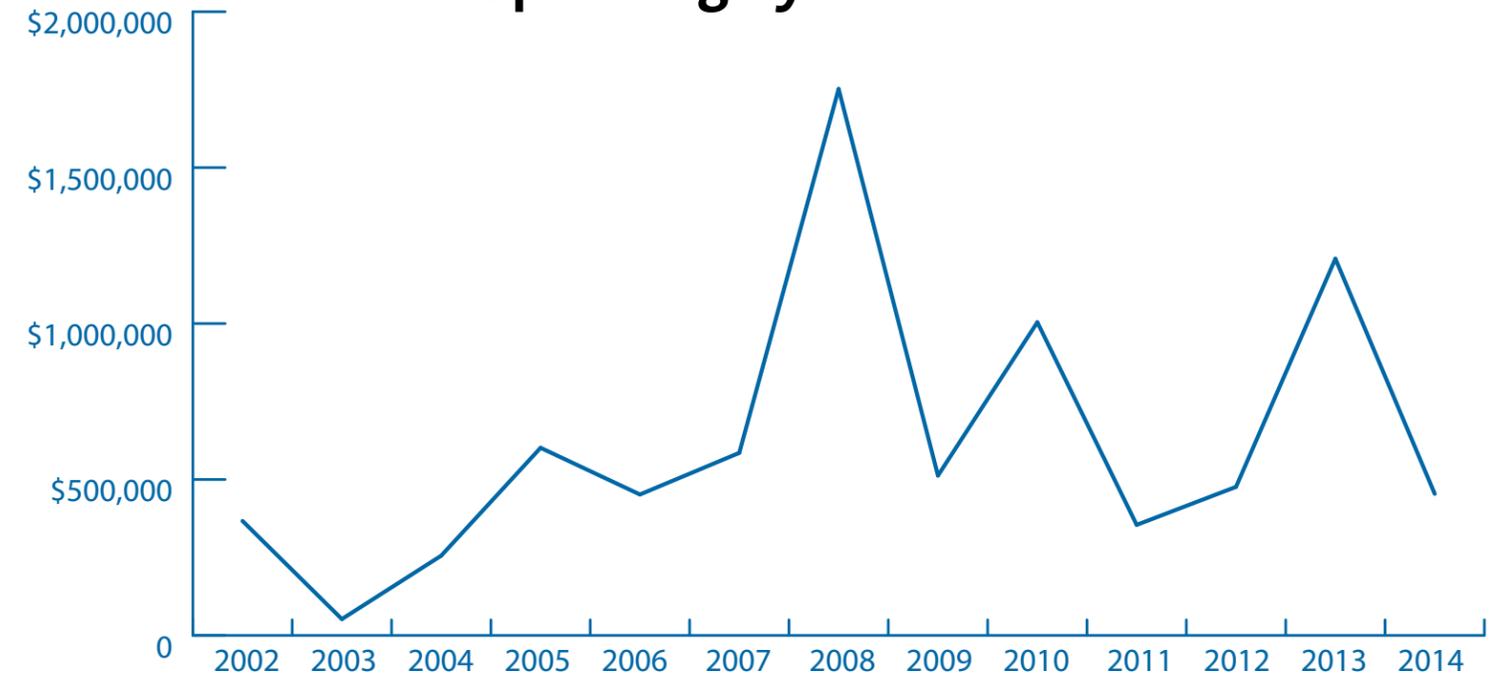
2002-2014		%
High-Rise	427	23%
Low-Rise	588	31%
Townhouse	311	16%
Housing Choices	115	6%
Secondary Suite	207	11%
Single-Family	247	13%
TOTAL	1895	100%

Funding for Growth

DCC Collection by Year in BLNP



DCC Spending by Year in BLNP

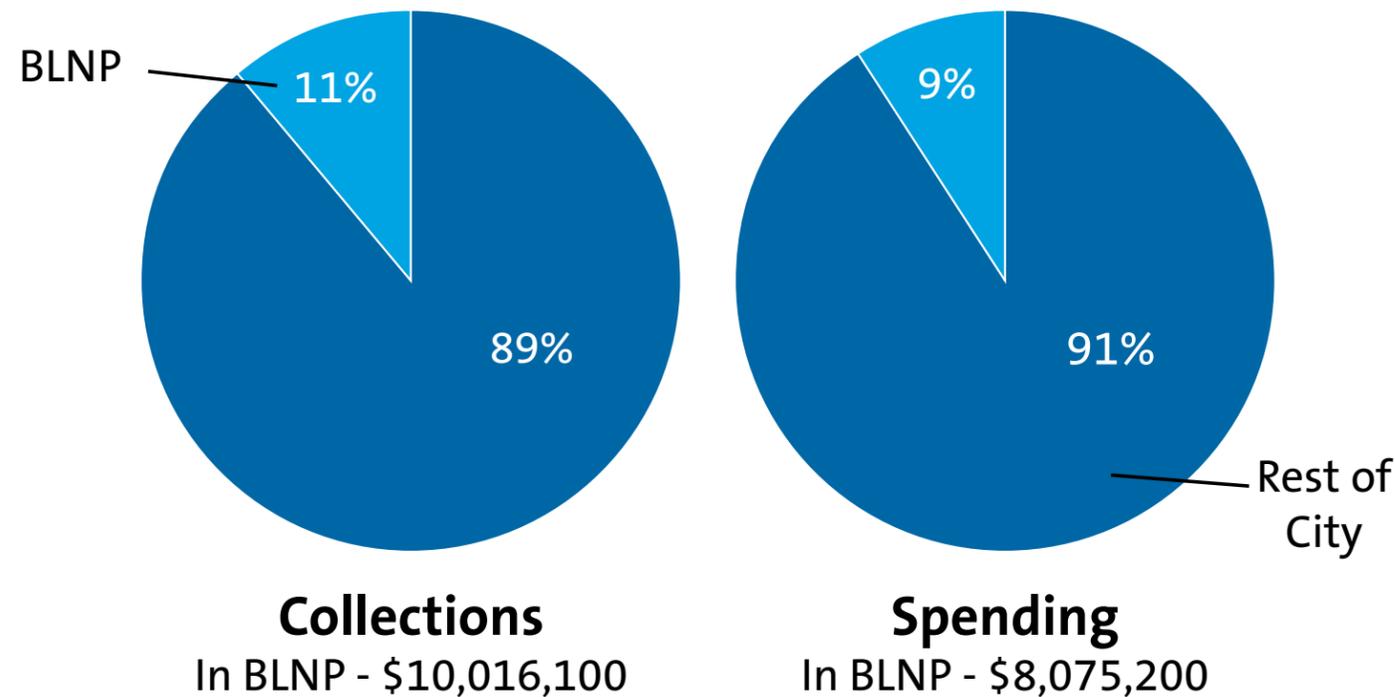


NOTE: Spending is determined by calculating 100% of projects that directly benefit the area and 10% of projects that partially benefit the area and/or citywide projects.

Many DCC projects have Citywide application and benefit all residents. In addition, much of the servicing and infrastructure in Southwest Coquitlam is interlinked, and improvements in one area help to support adjacent neighbourhoods.

Funding for Growth

DCC Collections vs. Spending 2002 - 2014



Other Amenity Funds

Fund	Current Balance
Burquitlam-Lougheed Density Bonus	\$1,537,440
Community Amenity Contributions (CACs)	\$230,431

Key Learnings

- There has been a relative balance between DCC collection and spending.
- Amenity funding in the area is expected to increase due to new funding sources.
- The *BLNP - Servicing Assessment* will detail out planned improvements.
- New capital project priority lists will be developed from departmental Master Plans and tied to annual budgets.

Improving on Past Plans

	Existing 2002 Plans	New 2016 Plan
Implementation Strategy	✘	✔
Servicing Assessment	✘	✔
Density Bonus Program	✘	✔
Community Amenity Contributions	✘	✔
Opportunity for major developments	✘	?

New Burquitlam-Lougheed Plan

