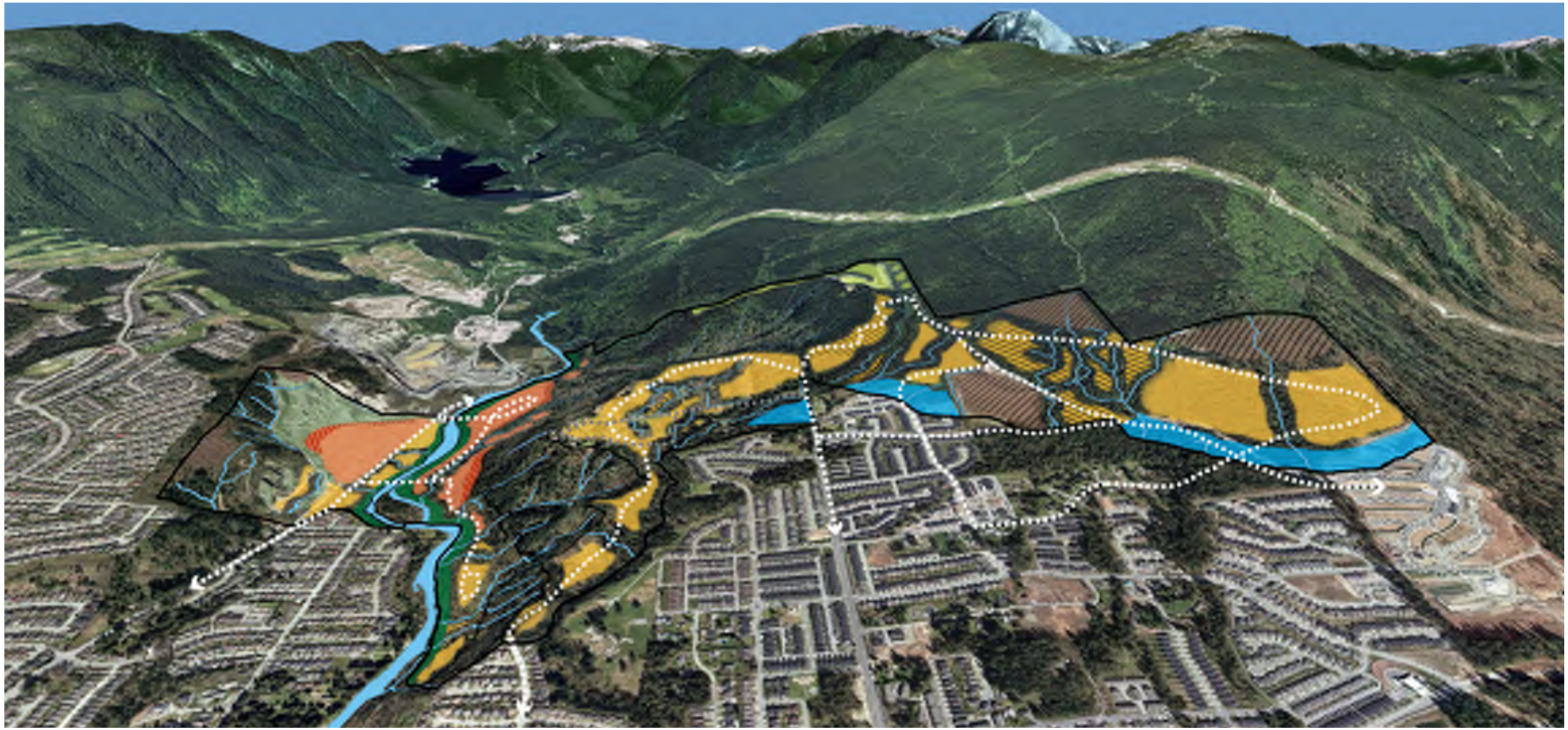


City of Coquitlam

NORTHWEST BURKE VISION

Coquitlam

NORTHWEST BURKE VISION

SYNOPSIS

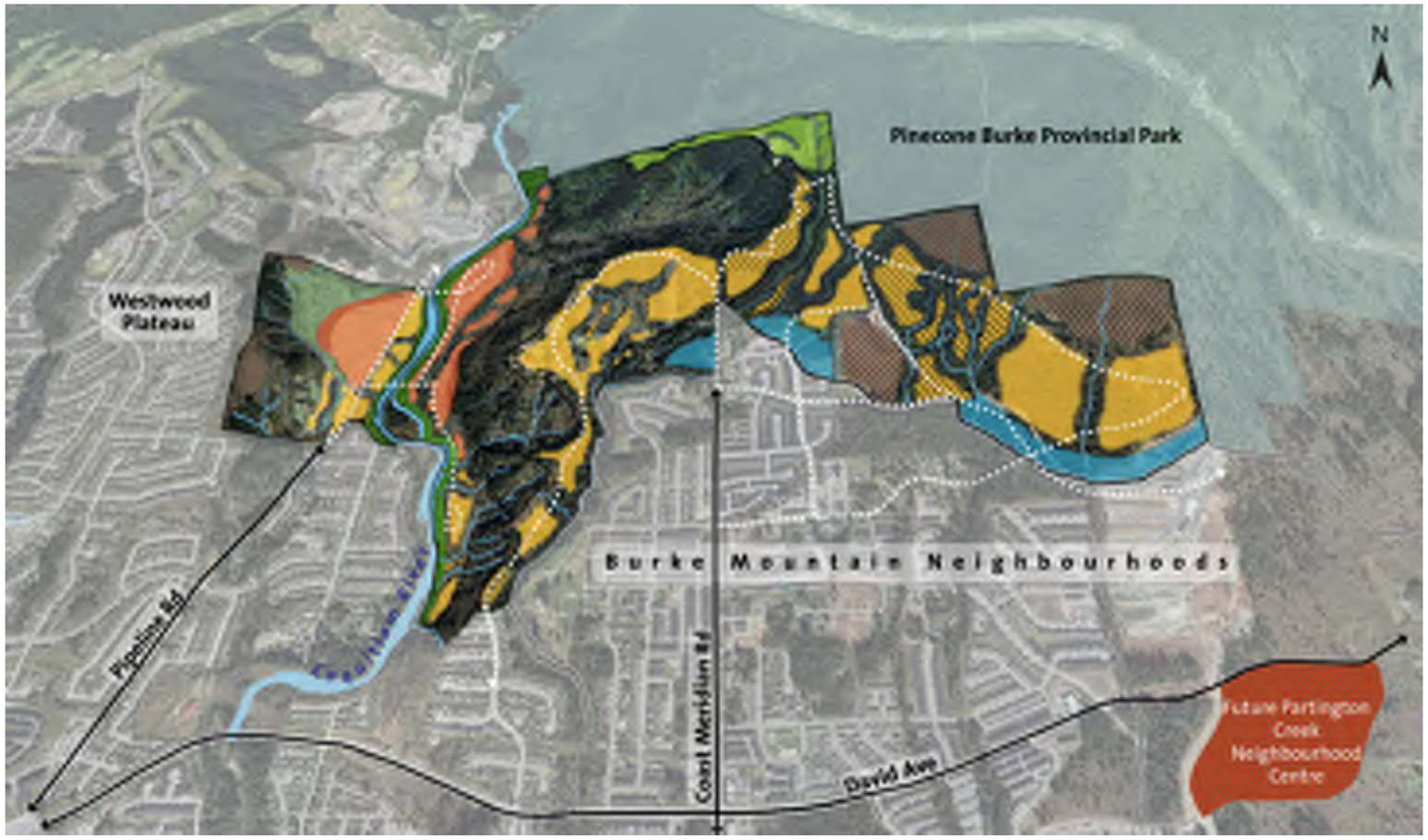
The Northwest Burke Vision (NBV) has been prepared to guide future planning and urban growth over the next 30+ years. Through the use of a high-level land use policy framework, the NBV encourages family-friendly neighbourhoods with a mix of housing while respecting the natural habitat. The NBV also identifies a conceptual network of streets and trails that will create opportunities to explore the area's unique heritage, recreation and tourism opportunities. As the culmination of a three phase process, the NBV identifies potential neighbourhood planning areas, which will guide development in the short, medium and long term.

Key elements include:

- A Land Use Overlay which defines a future land use pattern in generalized, conceptual terms;
- Concepts for the provision of roads, trails and utilities;
- The identification of four potential neighbourhood planning areas;
- Improved access to Pinecone Burke Provincial Park;
- Neighbourhood-specific policy considerations to create a unique identity for each area; and
- Implementation measures to guide the neighbourhood planning process.

The Vision also includes a Phasing Plan that will guide the sequencing of neighbourhood plan preparation. The Phasing Plan is based on the use of criteria that reflect the City's growth priorities, including efficient access to utilities, completing the road network, supporting complete communities and recognizing existing neighbourhoods. The Phasing Plan provides a framework for multiple land owners to cooperatively work towards implementing the NBV.

The Northwest Burke Vision has been developed in consultation with the Property Owners Group, Project Advisory Group, general public, developers, outside government agencies and other stakeholders by a cross-departmental team of City staff.



NORTHWEST BURKE VISION AREA WITH LAND USE OVERLAY

Adopted by Council Resolution July 17, 2017

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1 INTRODUCTION

The Northwest Burke Vision (NBV) is a 'game plan', providing direction for land use and subsequent neighbourhood planning. The NBV Area is about 400 hectares (980 acres) in size and is defined by two distinct geographic areas divided by the Coquitlam River Escarpment:

- **East:** Burke Mountain lands north of the Upper Hyde Creek, Smiling Creek and Partington Creek neighbourhoods are located within the *Northeast Coquitlam Area Plan* (NECAP).
- **West:** Coquitlam River lands north of the Hockaday neighbourhood and west of the escarpment are located within NECAP and the *Northwest Coquitlam Area Plan* (NWCAP).

The City's *Official Community Plan* (OCP) identified areas in the NBV Area for growth in the early 1990s. In particular, the existing Hazel-Coy neighbourhood was identified in 1993 for future growth, followed by Development Reserve lands to the north in 2000, and the Riverwalk Lands in 2001. In recent years, growth has been focused within the Upper Hyde Creek, Lower Hyde Creek, Smiling Creek and Partington Creek neighbourhood plan areas, which were also identified as growth areas in 2000 (Figure 1).

The NBV covers a large area made up of widely varying terrain, which lends itself to the creation of distinct neighbourhoods ranging from mountainside neighbourhoods to low lying riverfront communities. These communities will benefit from, and contribute to, the growth in the City Centre and Partington Creek Neighbourhood Centre.

1.1 Purpose of the Northwest Burke Vision

The purpose of the NBV is to provide a policy framework and phasing and implementation strategy to facilitate and coordinate the orderly development of the unplanned portions of Burke Mountain and lands adjacent to the Coquitlam River. The NBV is intended to create certainty for residents, land owners and the development industry by outlining utility servicing and road and trail network concepts, as well as to provide direction on future land uses and the preservation of natural areas.

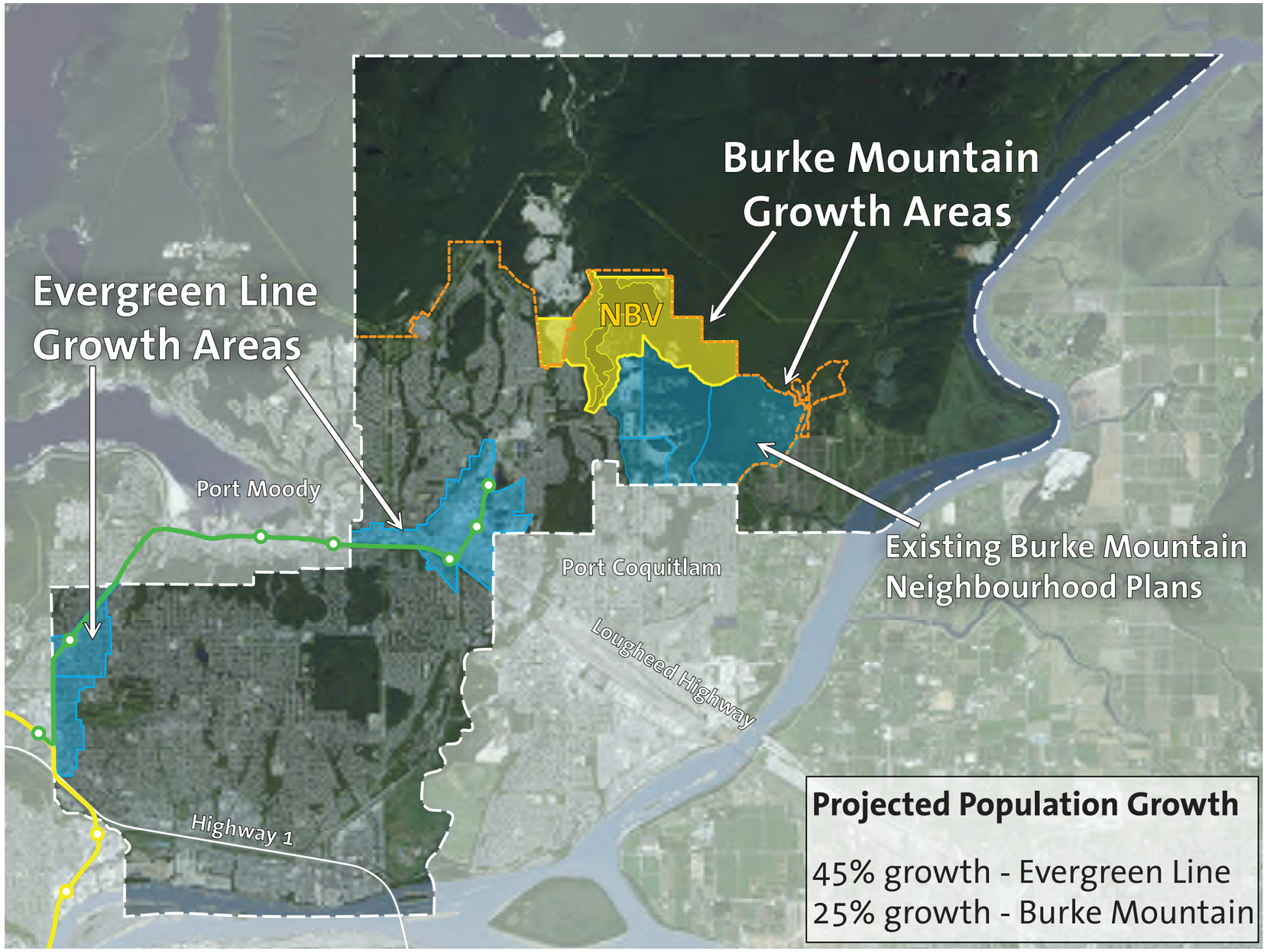


FIGURE 1: COQUITLAM GROWTH CONTEXT

Specifically, the NBV has been developed to:

- Identify generalized land use areas, major road network corridors and preliminary infrastructure servicing requirements;
- Provide direction for future neighbourhood parks and the preservation of natural areas;
- Improve connection and access to Pinecone Burke Provincial Park for residents and tourists;
- Establish guidelines and a policy context for subsequent neighbourhood planning initiatives that will define the specifics of development within the NBV Area;
- Provide a framework within which landowners can cooperatively work toward the implementation of the NBV; and
- Identify a phasing plan for subsequent neighbourhood plans.

1.2 Process for Preparing the Vision

The preparation of the NBV was undertaken over three phases (Figure 2). Each phase included a progress report for review by City Council followed by public consultation. The process for preparing the NBV is elaborated on below:

Phase 1: This initial phase involved undertaking background and contextual research, including a comprehensive analysis of the key opportunities and environmental constraints of the NBV Area.

Phase 2: This phase involved exploring the development potential of the NBV Area, examining land use scenarios, and preparing conceptual transportation, utility, and pedestrian, bicycle and trail networks. The constraints and opportunities analysis undertaken in Phase 1 served as the foundation for this work. Through consultation with landowners and the public, a draft vision statement and guiding principles were also prepared.

Phase 3: The final phase synthesizes the technical outcomes and public feedback gathered during Phases 1 and 2 into a Vision document that will guide the planned growth in the NBV Area over the long term (30+ years). Phase 3 establishes a general Land Use Overlay and supporting guidelines, and outlines a phasing and implementation strategy to guide the timing and preparation of subsequent neighbourhood plans.

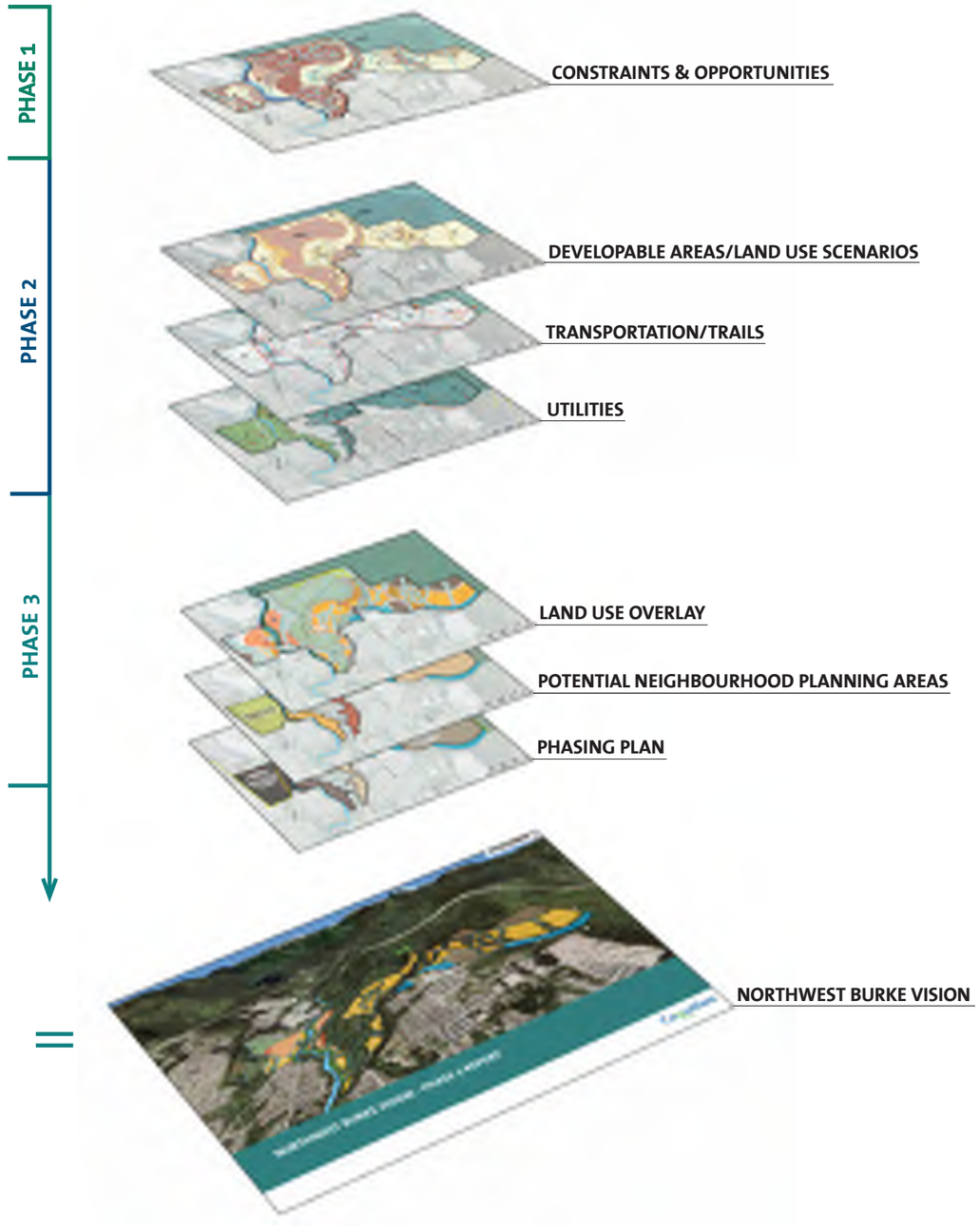


FIGURE 2: VISIONING PROCESS

1.3 Consultation

Community and stakeholder involvement was an integral and vital component in preparing the NBV, as illustrated in Figure 3. Workshops, meetings and site visits were held with community members, organizations and residents. A Property Owners Group (POG), consisting of all land owners in the area (58 during the preparation of the NBV), was established early in Phase 1. The POG provided a forum to share information and seek feedback from land owners during each phase of the NBV process.

To seek input from a broad range of interests, a Project Advisory Group (PAG) was also established, and included representatives from the Burke Mountain Naturalists, the Coquitlam River Watershed Roundtable, Coquitlam Youth Council (East), Greater Vancouver Homebuilders' Association, Ministry of Environment, Northeast Rate Payers Association, School District No. 43, TransLink and the Urban Development Institute. The City's Sustainability and Environmental Advisory Committee and the Coquitlam River Aggregate Advisory Committee were also consulted, as was the Coquitlam River Watershed Roundtable.

Information was shared with the broader community through social media, a dedicated webpage, Community Information Sessions, and through neighbourhood flyers and community signs strategically placed on Burke Mountain.

The products of these efforts are a Vision Statement and broad policy direction for the NBV Area, which are supported by the findings of the technical analyses.

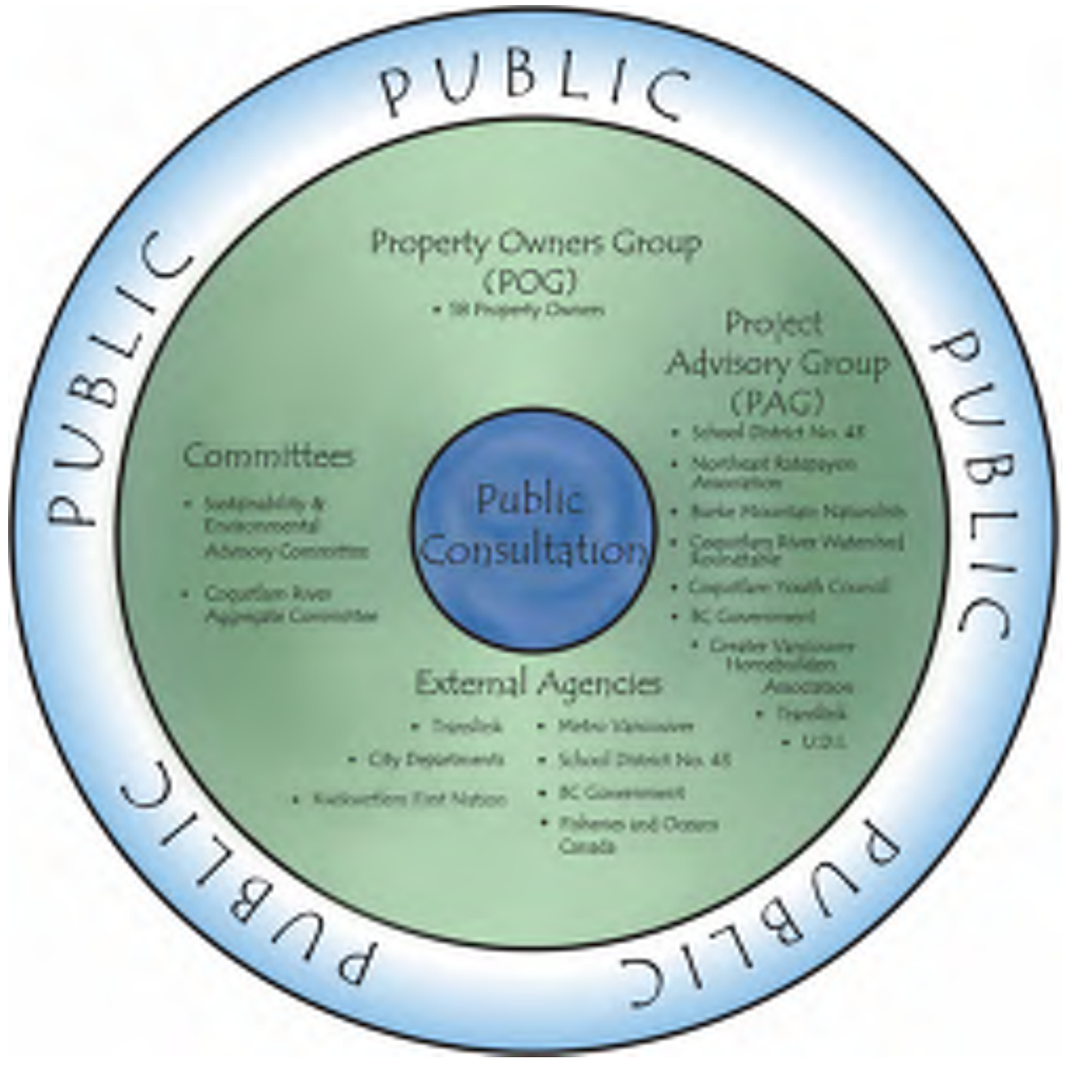


FIGURE 3: COMMUNITY CONSULTATION

1.4 Vision Organization

The NBV has been organized into seven sections. Each section is informed by the previous in establishing a policy framework and implementation strategy to facilitate and coordinate the orderly development of the NBV Area.

1 INTRODUCTION: Provides an overview of the purpose and a description of the process undertaken to develop the NBV. This section also highlights how the NBV should be interpreted.

2 NATURAL FEATURES & AREA CONTEXT: Provides analyses of the physical environment, existing land uses and development considerations. A brief policy context overview is also provided.

3 VISION STATEMENT: Outlines a Vision Statement and Guiding Principles that provide guidance and direction to the preparation of the Land Use Overlay and Infrastructure Concepts.

4 LAND USE OVERLAY & INFRASTRUCTURE CONCEPTS: Provides a description of the Land Use Overlay and its supporting guidelines, as well as an overview of the utilities, road, and pedestrian, bicycle and trail network concepts.

5 POTENTIAL NEIGHBOURHOOD PLANNING AREAS: Outlines potential neighbourhood planning areas and highlights neighbourhood-specific planning considerations related to placemaking, land use, utility servicing, the road network, and pedestrian and bicycle trails for each potential neighbourhood in the NBV Area.

6 IMPLEMENTATION & PHASING: Provides direction for the phasing of potential neighbourhood plans and highlights neighbourhood plan requirements.

7 NEXT STEPS: Summarizes how the Vision will be realized through the completion of subsequent neighbourhood plans. This section also highlights how the Vision will be monitored and reviewed through the neighbourhood planning process.

1.5 How Will the Northwest Burke Vision Be Used?

The NBV serves to communicate the City's goals and objectives regarding future neighbourhood and infrastructure planning in the NBV Area. The NBV is a non-statutory planning document adopted by resolution by City Council. It links the *Northeast Coquitlam Area Plan* (NECAP) and *Northwest Coquitlam Area Plan* (NWCAP) to future neighbourhood plans through a conceptual Land Use Overlay. The Land Use Overlay, in turn, will guide future neighbourhood planning and policy directions for considerations such as residential and commercial development, school site planning, parks/natural areas, placemaking, transportation, utilities, and pedestrian, bicycle and trail networks.

In order to be responsive to evolving lifestyles, community desires and resident needs, the NBV should be viewed as a 'living document'. Flexibility is therefore required to adapt to changing demographic trends, market preferences and development initiatives. This may result in modifications to some of the policy directions described herein as neighbourhood planning is undertaken. The implementation mechanisms described in Section 6.1 will give further definition to the specifics of planning, and ultimately development, within the NBV Area.

1.6 Supporting Technical Studies

The preparation of the NBV involved thorough technical analysis, including the preparation of discussion papers and background documents that provided guidance and direction on how urban development should proceed in the NBV Area. These documents are provided in the *Northwest Burke Vision Discussion Papers & Technical Memos*. The individual documents are listed below:

Northwest Burke Vision – Phase 1 Constraints and Opportunities Report (February 17, 2015)

Northwest Burke Vision Housing Market Analysis Technical Memo (November 2015)

Northwest Burke Vision Planning Study Utilities Discussion Paper (April 11, 2016)

Northwest Burke Vision – Phase 2 Report Land Use, Access & Servicing (May 5, 2016)

Northwest Burke Vision Planning Study Transportation Discussion Paper (May 5, 2016)

Slope Analysis of Selected Existing City Streets to Support Northwest Burke Vision (May 6, 2016)

Northwest Burke Vision Financial Analysis Paper (April 7, 2017)

2 NATURAL FEATURES & AREA CONTEXT

This section provides a general overview of the NBV Area in relation to site location, natural features and adjacent area context. It also provides an overview of the regional and local policy contexts. At the regional scale, the Metro Vancouver Urban Containment Boundary (UCB) and the Regional Fraser Sewerage Area boundary are highlighted. At the local scale, existing land use designations for the NBV Area are summarized as per the NECAP and NWCAP.

2.1 Site Location

The NBV Area is located on the southwestern slopes of Burke Mountain and lands adjacent to the Coquitlam River in Northeast and Northwest Coquitlam. The area is about 400 hectares (980 acres) in size and bordered by the Upper Hyde Creek, Smiling Creek and Partington Creek neighbourhoods to the south, Westwood Plateau to the west, and Pinecone Burke Provincial Park to the north and east.

2.2 Natural Features

The NBV Area consists of large tracts of undeveloped land within the Metro Vancouver UCB, including significant slopes, wetlands and creeks. The terrain varies from floodplains adjacent to the Coquitlam River to the steeper topography of Burke Mountain. A variety of vegetation, wildlife, and geologic and natural hydrological features are present across the NBV Area, most notably the Coquitlam River, Hyde Creek, Smiling Creek and Burke Mountain Creek. Figure 4 illustrates the area's mountainous topography.

The NBV Area's most prominent natural feature is the Coquitlam River Escarpment that bisects the NBV Area from north to south, separating the Coquitlam River from Hyde Creek and creating two distinct geographical areas: the 'Burke Mountain lands' to the east and the 'Coquitlam River lands' to the west. Encompassing just under 95 hectares (230 acres), the escarpment's natural landscape is characterized by steep and unstable slopes.

As a result of this terrain, there are a number of physical and environmental constraints and conditions that will define the specifics of urban development. These conditions are shown in Figure 5 (page 7) and include (but are not limited to):

- steep and unstable slopes
- crests of slopes
- debris runout areas
- watercourses with SPEA
- Coquitlam River with SPEA
- Coquitlam River floodplain
- ditches (as per Coquitlam's *Zoning Bylaw* Sect. 523 Riparian Areas Regulation)

Further details on environmental conditions of the area can be found in the *Northwest Burke Vision – Phase 1 Constraints and Opportunities Report* (February 17, 2015).

2.3 Area Context

Development features and existing uses in the Burke Mountain lands include (Figure 6, page 8):

- An **existing residential neighbourhood** limited to a distinct enclave of 25 homes in the Hazel-Coy area along Hazel Avenue, Coy Avenue and Martin Street;
- The **Port Coquitlam & District Hunting & Fishing Club** located off of Harper Road on Crown land adjacent to Pinecone Burke Provincial Park. The club currently operates under a lease agreement with the Province;
- An active **fill storage site** operated by a private residential developer located south of the Port Coquitlam & District Hunting & Fishing Club; and
- A **communication tower** located off of Conifer Drive, south of Pinecone Burke Provincial Park.

Neighbourhood context for the Burke Mountain lands includes the neighbourhoods of Upper Hyde Creek, Smiling Creek and Partington Creek, which are located to the south of the NBV Area. The Partington Creek Neighbourhood is in the early stages of development southeast of the NBV Area. The *Partington Creek Neighbourhood Plan* identifies a Neighbourhood Centre, which is planned to become the commercial, civic and recreational hub for Northeast Coquitlam. The *Partington Creek Neighbourhood Centre Master Plan* features a village layout with a grocery store, a retail main street and multi-family developments. A Civic Centre is also planned to accommodate community recreation uses and park space.

Meridian Crossing and Meridian Corner, two small neighbourhood commercial centres, are located to the south of the NBV Area at the intersection of David Avenue and Coast Meridian Road. Both offer a mix of professional services (e.g., medical, financial), restaurants and convenience stores. Coquitlam City Centre, a major shopping centre in the region, is approximately a 10-minute drive from the western portion of the NBV Area.

The 38,000 hectare (94,000 acre) Pinecone Burke Provincial Park is located to the northeast. Primary access to the park is through the NBV Area off of Harper Road via Coast Meridian Road.

Development features and existing uses in the NBV Coquitlam River lands include (Figure 6, page 8):

- An active **gravel quarry** west of Pipeline Road; and
- An **existing residential neighbourhood** located east of Pipeline Road.

The neighbourhood context for the NBV Coquitlam River lands includes the Westwood Plateau neighbourhood located west of the NBV Area, and the Hockaday neighbourhood located to the south.

North of the NBV Area, along Pipeline Road, there is an active quarry. A regional BC Hydro transmission corridor also runs north of the NBV Area.

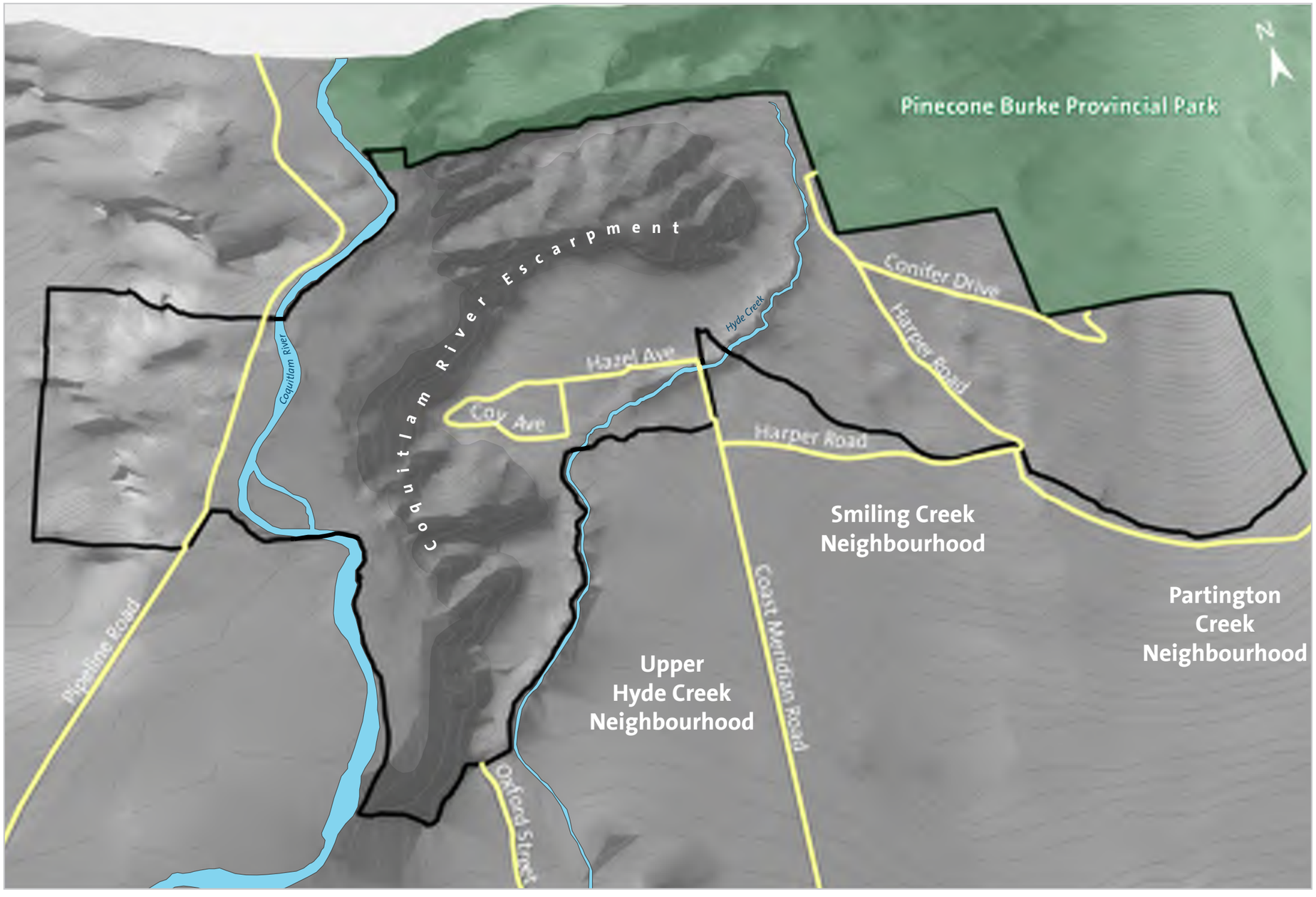


FIGURE 4: 3D VISUALIZATION OF THE NBV TOPOGRAPHY

KEY

- Northwest Burke Vision Area
- Existing Roads
- Coquitlam River Escarpment

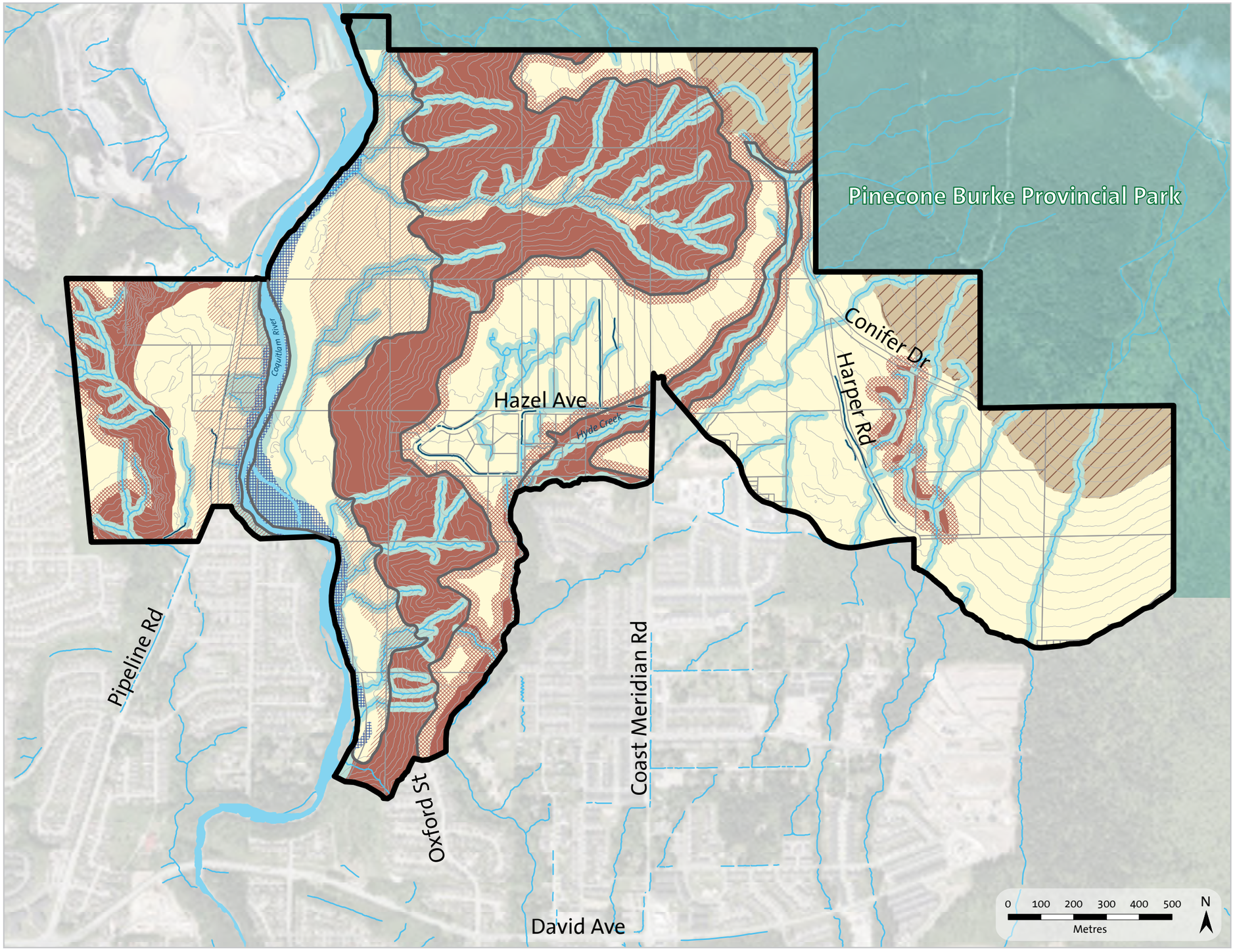


FIGURE 5: CONSTRAINTS & OPPORTUNITIES

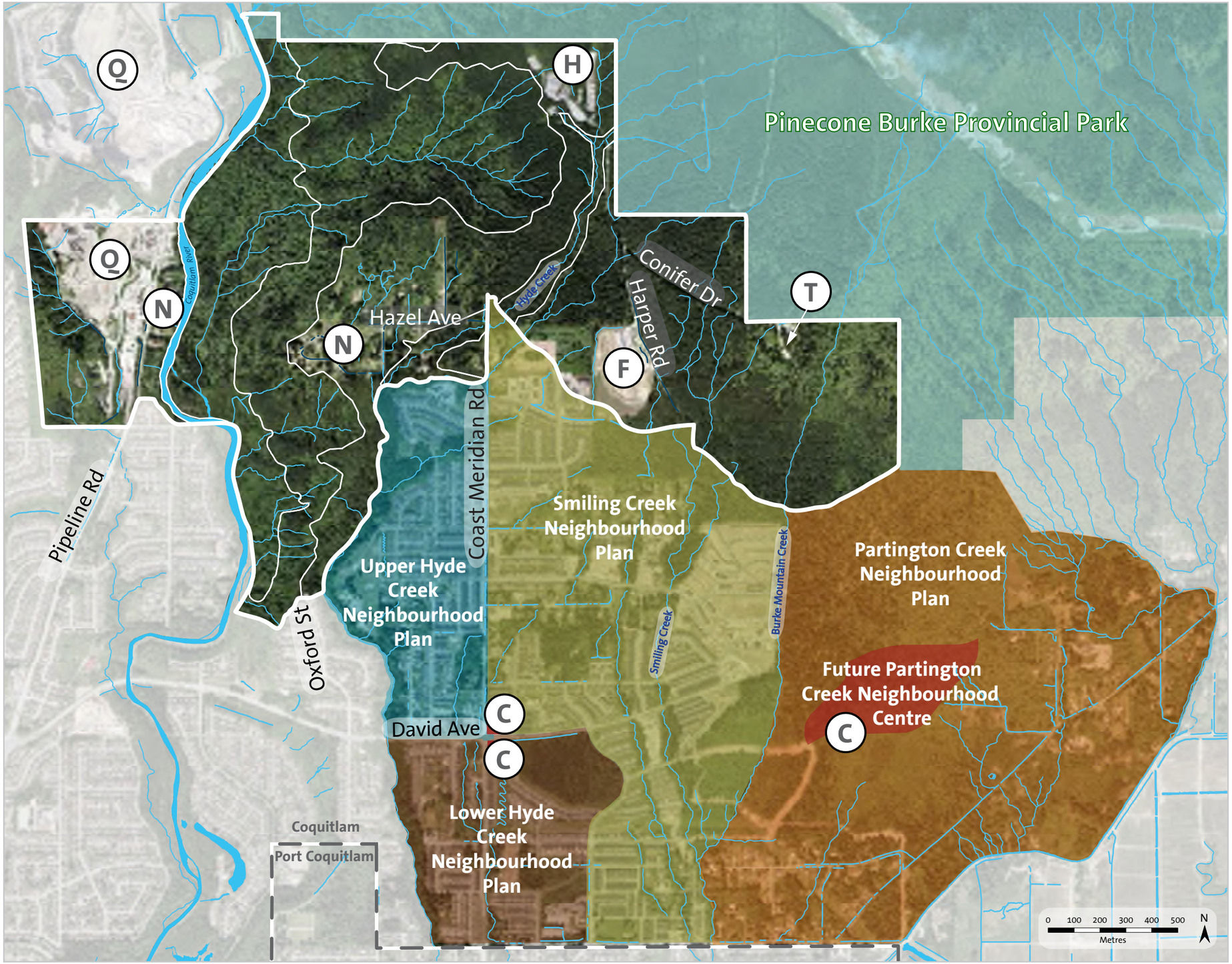
KEY

- Northwest Burke Vision Area
- Natural Area Boundaries
- Coquitlam River with SPEA
- Watercourses with SPEA
- Ditches
- Coquitlam River Floodplain
- Steep and Unstable Slopes
- 30-Metre Setback from Crest of Slope
- Debris Runout Area
- Potential Non-Constrained Lands - Lands having development potential
- Water Service Constrained Lands - Areas above the 320-metre elevation line currently constrained by water service
- 10-Metre Interval Contours

DISCLAIMERS / NOTES:

- Constraints & Opportunities Map has been updated from the Phase 1 Report to include the 'Water Service Constrained Lands' and new watercourse information.
- The information presented may not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

FIGURE 6: NORTHEAST CONTEXT



KEY

- Northwest Burke Vision Area
- Natural Area Boundaries
- Coquitlam River
- Watercourses
- Ditches
- City Boundary
- (Q) Quarry
- (N) Existing Residential Neighbourhood
- (H) Port Coquitlam & District Hunting & Fishing Club
- (F) Fill Site
- (T) Communication Tower
- (C) Commercial Node

DISCLAIMER / NOTE:

- The information presented may not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

2.4 Policy Context

2.4.1 Regional Considerations

The Metro Vancouver Regional Growth Strategy includes the majority of the NBV lands within the Urban Containment Boundary (UCB) (Figure 8), which includes lands in the region that are to develop to urban densities. The NBV Area represents a significant opportunity to support and accommodate regional growth and housing demand within a large greenfield site. The entire NBV Area is within the Regional Fraser Sewerage Area (FSA) boundary.

The quarry lands west of the Coquitlam River are currently outside the UCB; however, as noted in Coquitlam's *Regional Context Statement*, as the quarry resources are exhausted, an amendment process to the UCB could be pursued following a land use study. The NBV is a first step in this process.

2.4.2 Citywide Official Community Plan (OCP) Land Use Policy Context

Northeast Coquitlam Area Plan (NECAP)

As shown in Figure 9 (page 11), the majority of the Burke Mountain lands east of the escarpment are currently designated as 'Development Reserve' and 'Environmentally Sensitive Areas' in the *Northeast Coquitlam Area Plan* (NECAP), and are within the Regional UCB. 'Development Reserve' is defined as land intended for future urban development, while 'Environmentally Sensitive Areas' are lands reserved for the protection of critical natural environments such as fisheries and wildlife habitat.

The area north of Hyde Creek – along Hazel Avenue, Coy Avenue and Martin Street – is designated as 'Suburban Residential.' The designation allows for single family homes on individual lots larger than 0.4 hectares (one acre). The Port Coquitlam & District Hunting & Fishing Club located adjacent to Pinecone Burke Provincial Park is designated as 'Extensive Recreation', which accommodates private, outdoor recreational uses.

The Coquitlam River lands immediately west of the escarpment and on the eastern bank of the Coquitlam River are known as the 'Riverwalk Lands'. These lands are identified within the NECAP as having three residential land use designations:

- 'Low Density' – 10 to 20 units/hectare
- 'Medium Density' – 25 to 30 units/hectare
- 'High Density' – 50 to 60 units/hectare

The Riverwalk Lands also include a designated school site and a planned greenway ('Linear Park' designation) adjacent to the Coquitlam River.

Northwest Coquitlam Area Plan (NWCAP)

The Coquitlam River lands west of the Coquitlam River fall within the boundaries of the *Northwest Coquitlam Area Plan* (NWCAP). The lands to the east of Pipeline Road are designated 'Suburban Residential' and the lands to the west are designated 'Rural Resource' (Figure 9, page 11). A gravel extraction facility currently operates under the 'Rural Resource' designation. Under Provincial legislation, the use is classified as a mine and subject to Provincial reclamation requirements. The NWCAP anticipates phasing out this industrial use as resources are exhausted and reclaiming all excavation areas. Lands abutting the gravel quarry to the east are designated as 'Open Space', providing green space and an outdoor recreation area for residents of the Westwood Plateau.

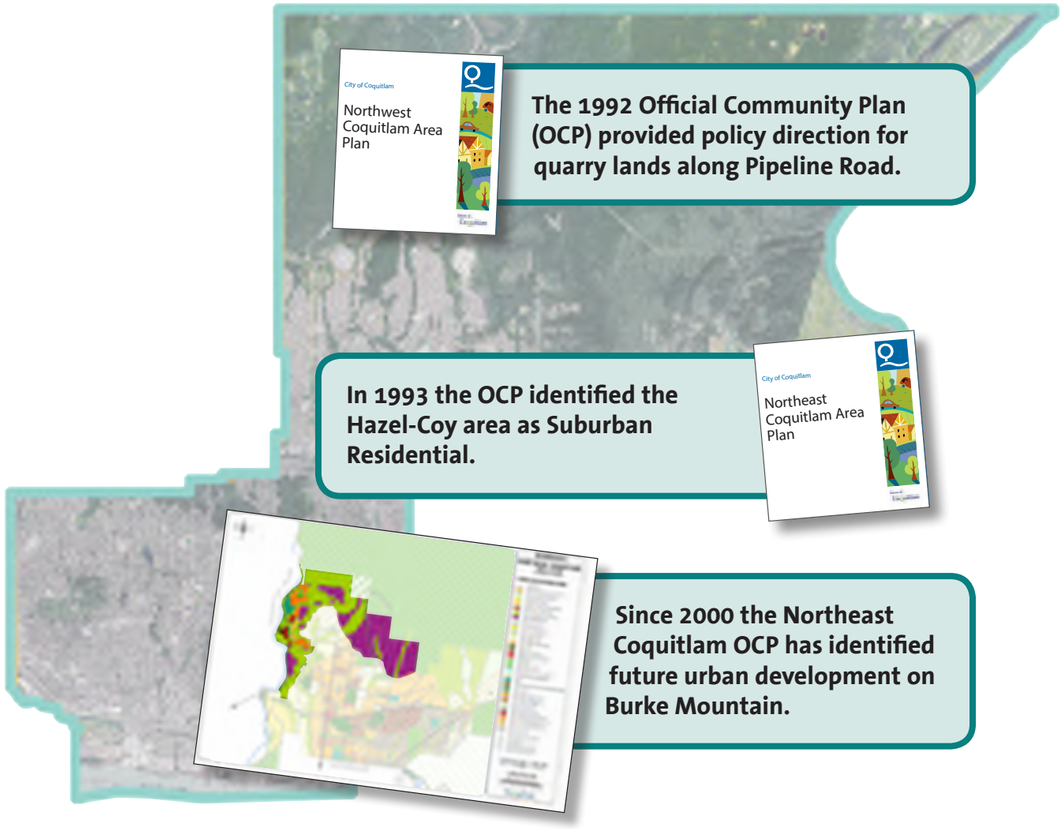


FIGURE 7: LAND USE POLICY CONTEXT

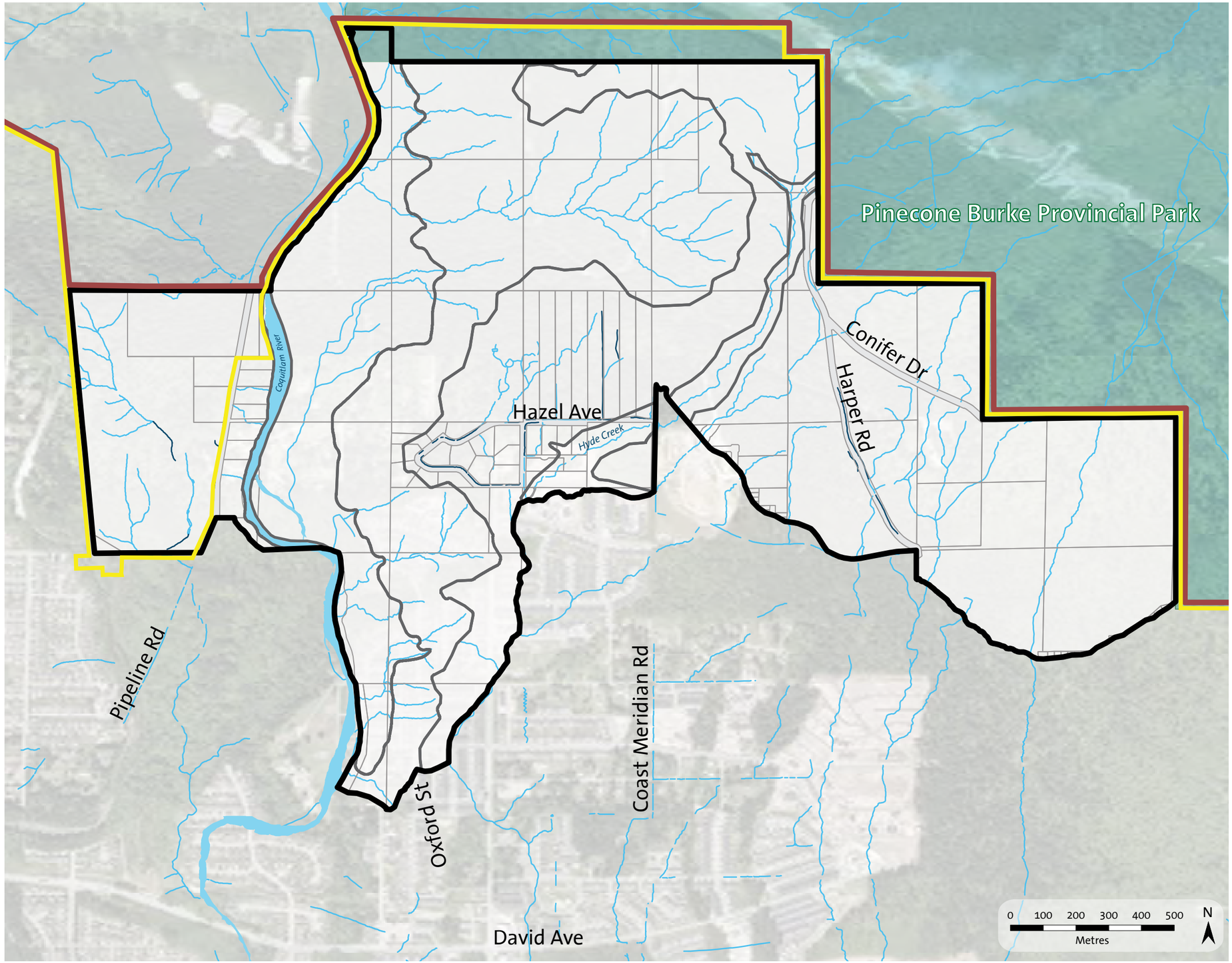


FIGURE 8: REGIONAL URBAN GROWTH & SEWERAGE BOUNDARIES

KEY

- Northwest Burke Vision Area
- Natural Area Boundaries
- Watercourses
- Ditches
- Coquitlam River
- Urban Containment Boundary
- Regional Fraser Sewerage Area Boundary

DISCLAIMERS / NOTES:

- The northern boundaries of the Urban Containment Boundary and the Regional Fraser Sewerage Area currently fall within Pinecone Burke Provincial Park. The City will explore an amendment of these boundaries with Metro Vancouver at a future date as part of a scheduled update to the Regional Growth Strategy.
- The information presented may not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

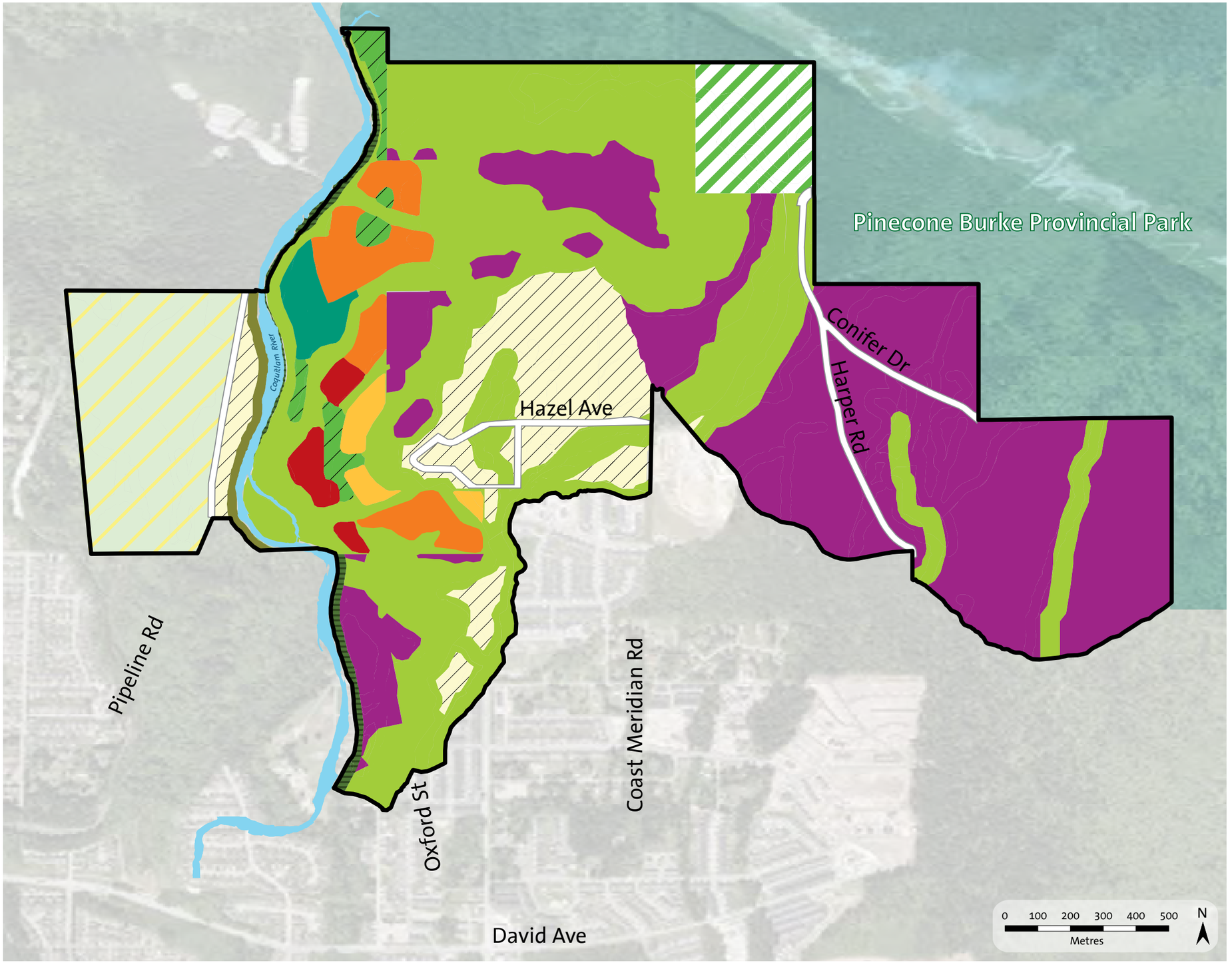


FIGURE 9: EXISTING OCP LAND USE DESIGNATIONS

KEY

- Northwest Burke Vision Area
- Coquitlam River
- Development Reserve
- Environmentally Sensitive Area
- Extensive Recreation
- Linear Park
- Open Space
- Parks and Recreation
- Rural Resource
- School
- Suburban Residential
- Village - High Density Residential
- Village - Medium Density Residential
- Village - Low Density Residential

DISCLAIMER / NOTE:
- Map represents existing OCP land use designations as adopted.

3 VISION STATEMENT

The NORTHWEST BURKE VISION is a high-level policy framework to guide the planning of family-friendly neighbourhoods with a mix of housing that will respect natural areas while being sensitive to steep hillsides, watercourses and wildlife. These neighbourhoods will be connected by a network of streets, trails and pathways that create opportunities to explore the area's unique heritage, recreation and tourism opportunities.

The preparation of the NBV was guided by an overarching Vision Statement, which is supported by five Guiding Principles. These principles are a result of insights gained through consultation with Council, the community, land owners, the Project Advisory Group, Council Advisory Committees and other community stakeholders (Figure 3, page 3). The Guiding Principles outline the City's objectives for how neighbourhood planning and development could proceed, and serve to establish:

- A long-term direction or a 'game plan' for the development of the NBV Area;
- Guidelines and a policy context for all subsequent planning activities; and
- A framework within which adjacent landowners and neighbours can work cooperatively towards the implementation of the NBV.

The Guiding Principles are as follows (Figure 10):

a) **Encourage family-friendly neighbourhoods** that promote healthy lifestyles through opportunities to explore the natural beauty of the area, promote local services and create a sense of place.

b) **Provide a range of housing** that is suitable to the area's environmental conditions and meets the community's diverse housing needs.

c) **Respect natural areas** through environmentally-friendly design that is sensitive to the natural habitat and its features.

d) **Ensure a comprehensive network of streets, trails and pathways** through multiple route options and multi-use pathways that connect parks and transit, including improved community access to Pinecone Burke Provincial Park.

e) **Enhance the unique recreation and tourism opportunities** provided by Burke Mountain's natural amenities.

FIGURE 10: VISION GOALS

4 LAND USE OVERLAY & INFRASTRUCTURE CONCEPTS

4.1 Overview

This section presents broad policy direction for future land uses, and an overview of the utilities, road, and pedestrian, cycling and trail network concepts. These distinct yet related and complementary components include:

- A Land Use Overlay which outlines a generalized pattern of preferred land uses for the entire area;
- A series of general guidelines or policies that support the Land Use Overlay;
- Road and Pedestrian, Bicycle & Trail Network Concepts that will link the future neighbourhoods in the NBV Area to the broader community; and
- Utility servicing concepts for water, sanitary and drainage.

4.2 Land Use Overlay

The Land Use Overlay for the NBV Area defines a future land use pattern in generalized, conceptual terms. More specifically, the overlay identifies geographic areas that include one or more potential land uses, and is intended to act as a high-level land use guide for future neighbourhood planning and OCP amendments.

The land use pattern and spatial structure of the overlay reflects the interrelationship between land uses, the collector road network and natural features connected by a comprehensive pedestrian and bicycle trail network. Understanding of these relationships was derived from the technical background work and analysis, which assessed and identified the constraints and opportunities, developable land area, and transportation and utility considerations (Figure 11).

The Land Use Overlay (Figure 12) provides for a range of housing forms, associated amenities and recreational opportunities. Land use has been allocated according to the suitability of land, with an emphasis placed on the preservation of key topographic and natural features, including watercourses. In order to ensure that natural features are preserved, development is limited near Hyde Creek and by the Coquitlam River Escarpment, which is a significant landscape feature that traverses the NBV Area from north to south. This natural feature forms a central part of the open space system and defines the land drainage divide between the Coquitlam River and Hyde Creek watersheds.

Roads and trails provide for a network of collector streets integrated with pedestrian and cycling trails, which together enable movement within and beyond the NBV Area and tie the generalized land use areas together. The network has been planned to provide direct and convenient multi-modal access to the Partington Creek Neighbourhood Centre, Pinecone Burke Provincial Park and the Coquitlam River for both residents and tourists.

To be responsive to changing lifestyle and market conditions, the NBV Area will comprise a mix of housing forms at various densities that are sensitive to the unique slope and topographic conditions of the area. The siting of Community Nodes along Coast Meridian Road and Pipeline Road will serve as community focal points for the area. These nodes will supply daily goods and services while recognizing the role of the Partington Creek Neighbourhood Centre, located southeast of the NBV Area, as the primary commercial, civic and recreational hub for Northeast Coquitlam. School District No. 43 has identified two school sites that will serve as important civic amenities and community focal points.

Recreational and tourism opportunities will act as a land use transition between a portion of Pinecone Burke Provincial Park and potential neighbourhoods to the south.

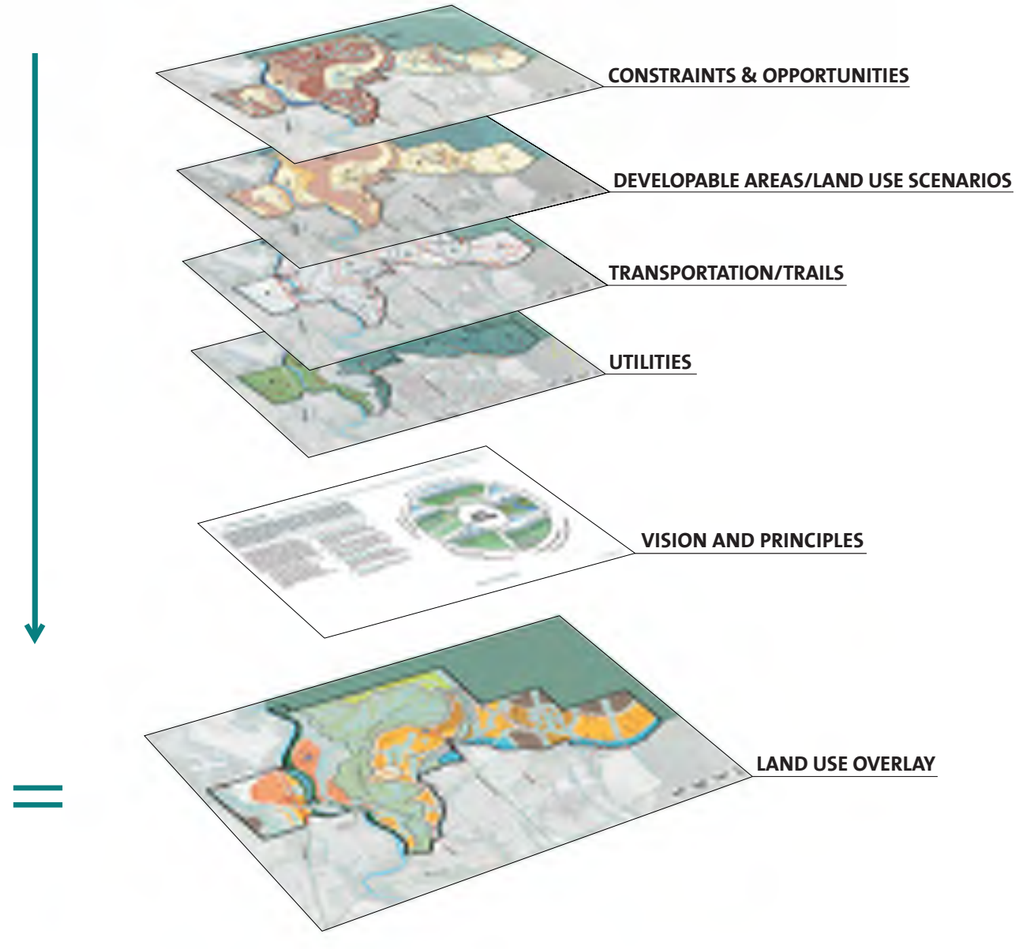


FIGURE 11: TECHNICAL ANALYSIS AND RATIONALE FOR THE LAND USE OVERLAY

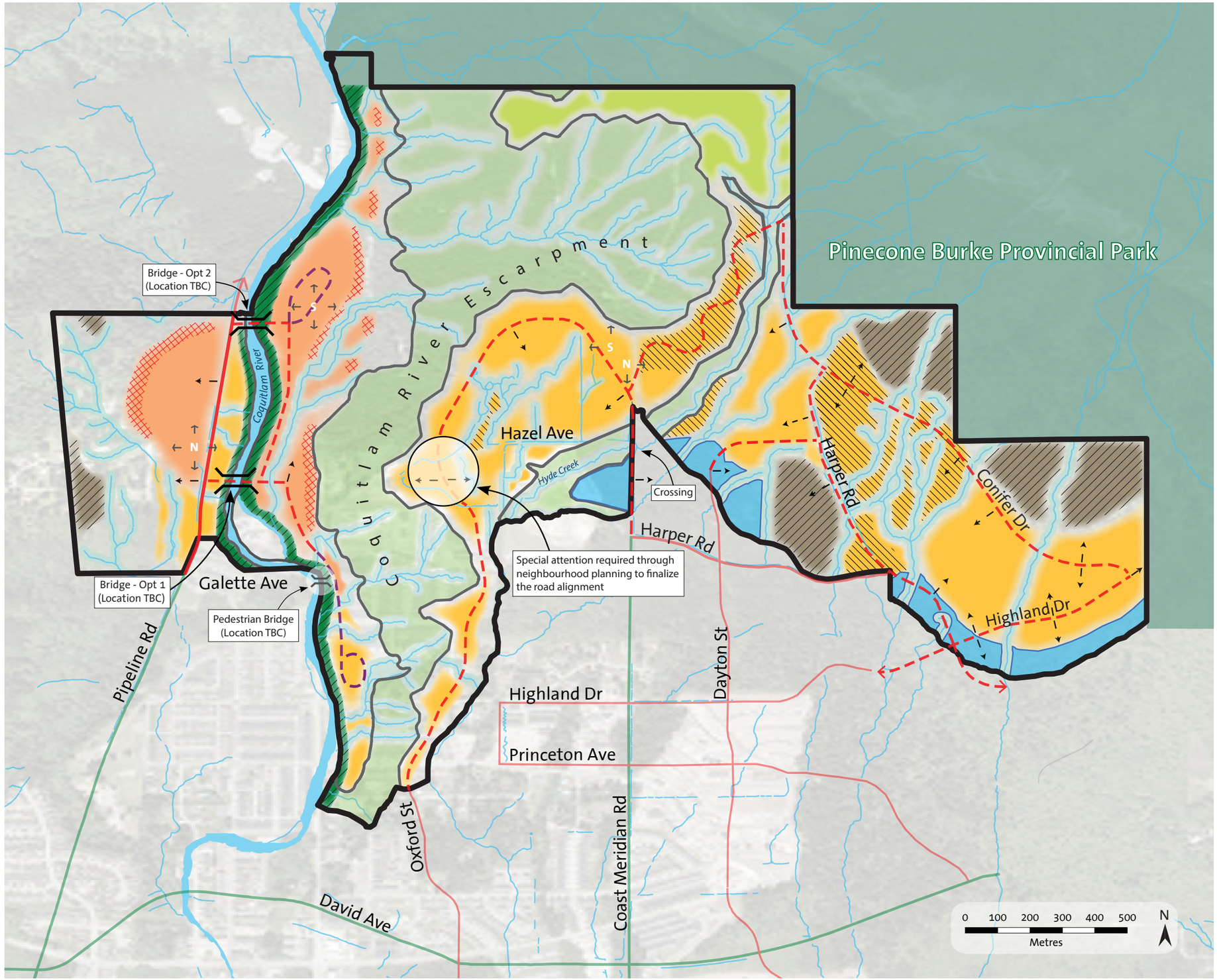


FIGURE 12: LAND USE OVERLAY

KEY

GENERAL

- Single Family and Townhousing Mix
- Single Family, Townhousing and Apartment Mix

SPECIAL SITE CONDITIONS

- Townhousing Opportunity
- Apartment Opportunity
- Special Study Area
- Natural Area
- OCP Amendment Ready Sites

RECREATION/TOURISM

- Coquitlam River Trail System
- Recreation/Tourism Opportunity

COMMUNITY NODES AND SCHOOLS

- Node: Commercial, Civic and Medium Density Opportunities
- Elementary School

ROAD NETWORK

- Existing Collector
- Conceptual Collector
- Optional Conceptual Connection
- Conceptual Local Connections
- Existing Arterial
- Existing Collector
- Potential Bridge Option
- Potential Pedestrian Bridge Option
- Special attention required through neighbourhood planning to finalize the alignment of the road.

OTHER

- Northwest Burke Vision Area

DISCLAIMERS / NOTES:

- Land Use Designations are conceptual and will be defined through neighbourhood planning.
- The ultimate development potential of the NBV Area will be contingent on completing further assessments by (1) qualified environmental professionals to assess setbacks in accordance to the Riparian Area Regulation for all watercourses, and (2) qualified engineering professionals to assess debris runout areas, crest of slope setbacks, the Coquitlam River Floodplain and ditches.
- The actual location of conceptual local access roads and connections will be determined through the land development process.
- Existing local roads are provided for context only. These roads and their alignments may change depending on redevelopment proposals.
- The information presented may not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

4.2.1 Organization of the Land Use Overlay

The following land use overlay designations, as shown on Figure 12 (page 14), implement the NBV policies, and guide land use location, housing type and density:

- **General**

  Single Family and Townhousing Mix

  Single Family, Townhousing and Apartment Mix

  General land use overlay designations identify a general mix of potential land uses with housing forms suitable to most terrain in the NBV Area.

- **Special Site Conditions**

  Townhousing Opportunity

  Apartment Opportunity

  Special Study Area

  Natural Area

  OCP Amendment Ready Sites

  Special Site Conditions identify preferred land use overlay designations where housing forms are better suited to terrain with particular constraints or opportunities, such as steep slopes or proximity to watercourses.

- **Recreational/Tourism**

  Coquitlam River Trail System

  Recreation/Tourism Opportunity

  Recreation/Tourism land use overlay designations are identified along the Coquitlam River and in the northern portion of the NBV Area adjacent to Pinecone Burke Provincial Park.

- **Community Nodes and Schools**

  Node: Commercial, Civic and Medium Density Opportunities

  Elementary School

  Community Nodes and Schools are identified on the land use overlay, and show the potential location of new school sites and Community Nodes within the NBV Area.

4.3 Land Use Planning Guidelines

General guidelines for key land uses within the NBV Area are outlined below and further elaborated on in Section 5. These guidelines provide direction for the next stage of neighbourhood planning and site development processes, call attention to the topographical features of the area (e.g., steep slopes and watercourses), and encourage building forms and designs that are suitable to the area's environmental conditions.

4.3.1 Residential Guidelines

Residential development will be the predominant land use in the NBV Area and will comprise a mix of housing, including single family homes, duplexes, triplexes, townhouses and low-rise apartments in appropriate locations. To be responsive to changing market conditions, tenure, lifestyle preferences and community needs, the mix of housing for the NBV Area will be defined through the neighbourhood planning process and build on the policies in the City's *Housing Affordability Strategy*. This will ensure a flexible approach to land use planning.

The following residential guidelines call particular attention to the unique topographic and environmental conditions and opportunities of the NBV Area:

- **Single Family:** To be located in areas least affected by topographic constraints such as steep slopes and watercourses.
- **Duplex, Triplex, Townhouse:** Suitable for areas where housing can be terraced, and in areas where watercourses and steep slopes will not permit traditional single family lotting patterns and site design.
- **Low-Rise Apartments:** Suitable for areas where a rationale for higher residential densities can be supported based on proximity and access to existing or future frequent transit connections.
- **Steep Slopes:** Geotechnical analysis is required for sites adjacent to steep slopes as per *Zoning Bylaw* regulations.
- **Building Design:** To limit cut and fill and retaining wall heights, appropriate housing types and building design should be considered (e.g., terraced housing).
- **Watercourses:** In areas adjacent to watercourses, housing forms that provide flexible lotting arrangements and site design should be considered.
- **Views:** Land use planning should consider views and situate housing in a manner that takes advantage of view opportunities and provides opportunities for public viewpoints.
- **Privacy:** In steep sloping areas, the privacy of residents downslope should be taken into consideration during the neighbourhood planning and site planning stage.

4.3.2 Community Node Guidelines

Two Community Nodes are identified and intended to provide opportunities for a range of neighbourhood-oriented activities, services and amenities. A concentration of a mix of land uses in the Community Nodes will ensure they develop into vibrant neighbourhood focal points.

The following guidelines are intended to direct subsequent levels of planning and provide direction to the development of the Community Nodes:

- Community Nodes should have a clearly defined public focal point, such as a small square or open space with defined edges and strong connections to adjacent neighbourhoods.
- Each Community Node should have strong pedestrian and transit orientation. Nodes can serve as transit hubs, connecting surrounding neighbourhoods to the City Centre and the Partington Creek Neighbourhood Centre.
- Trails and pathways should connect the Community Nodes to adjacent neighbourhoods and recreational opportunities.
- A thoughtful mix of community, commercial, civic, service and residential uses is encouraged.
- Community Nodes are a preferred location for daycare facilities.
- The size of the commercial and service components of the Community Nodes should be justified by market demand while reinforcing the commercial, civic and recreational role of the City Centre and the Partington Creek Neighbourhood Centre.
- A compatible interface with adjacent development will be established through the *Zoning Bylaw* and other mechanisms.
- Flexibility should be considered in building design and construction to adapt to changing market conditions and to accommodate a variety of uses over time (i.e., adaptive reuse of buildings for residential, commercial, service and daycare uses).
- The specific location of Community Nodes will be identified through neighbourhood planning. Consideration, however, should be given to situating the Community Nodes in proximity to collector roads at prominent locations, and nearby parks and schools.

- Community Nodes can also serve as community mailbox areas coupled with small-scale parking areas fronting amenities.

4.3.3 Civic and Major Institutional Guidelines

Civic and institutional uses, such as schools and Places of Worship, can play significant roles in a community as they are typically focal points of social activity. When combined with open space, these facilities can have physical importance in that their siting and design can create prominent features for a community. Conversely, the siting of these facilities in the NBV Area needs to be balanced against the provision of currently operating and planned facilities in the City Centre and the Partington Creek Neighbourhood Centre. As a result, two school sites have been planned for the NBV Area, and the City will be conducting a Northeast Recreation Services Strategy to assess the future needs for civic facilities in Northeast Coquitlam, including the NBV Area.

The following guidelines are intended to direct subsequent levels of planning and provide direction to the development of civic and institutional uses.

School Sites

School District No. 43 (SD43) has identified the need for two elementary school sites within the NBV Area (Figure 12, page 14). Based on existing catchment areas and anticipated population demographics, there is student capacity in planned middle and secondary schools in the existing Northeast Coquitlam neighbourhood plans and *Northwest Coquitlam Area Plan*. School site guidelines include:

- Elementary school sites should be determined through the neighbourhood planning process;
- School sites for SD43 are typically 6 acres (2.5 hectares) in size and relatively flat to support sports fields and other recreational uses;
- All schools sites should be connected to the trail and pathway network;
- Careful site planning for all school facilities will be required to avoid pedestrian/vehicle conflicts, especially at pick-up/drop-off points, and to ensure the safety of students walking to and from the schools; and
- Policy direction in the *Parks, Recreation and Culture Master Plan* provides an opportunity for the City and SD43 to work together to identify indoor community space as part of the initial planning of any future school/park sites in the NBV Area.

*Architect's rendering - design elements are subject to change

Civic Facilities

The need for civic facilities in the NBV Area will be assessed through the Northeast Recreation Services Strategy, which will be guided by future population projections.

Places of Worship

The OCP outlines general location criteria and development guidelines for Places of Worship. Future locations of Places of Worship across the NBV Area will be considered as per the OCP policies for general location and development guidelines.

4.3.4 Park Guidelines

The NBV Area is rich with wetlands, watercourses, riparian corridors and forests, as well as steep slopes, flood plains, utility corridors, which combine to provide access to Pinecone Burke Provincial Park and the Coquitlam River. These natural features present many open space and recreational opportunities, and a creative challenge to determine the best ways to integrate active and passive park uses into the landscape. Throughout the NBV Area, there is potential for park uses to include nature viewing, day hiking, trailing running and mountain biking, along with opportunities for the creative provision of park space.

Neighbourhood parks have not been identified on the Land Use Overlay (Figure 12, page 14); however, these parks are intended to be strategically dispersed throughout future neighbourhoods within the NBV Area's boundaries. The availability and distribution of neighbourhood parks will be dependent on the population levels and the accompanying densities refined through neighbourhood planning. The park system will be planned, developed and managed in a manner that is fiscally sustainable while highlighting the quality of the NBV Area's natural features.

Park planning guidelines include:

- Park planning for the area should reflect the intent of the *Parks, Recreation and Culture Master Plan* and the City's *Master Trail Plan*.
- The general location of the parks will be determined through the preparation of neighbourhood plans.
- Generally, the park provision standards in Coquitlam aim to ensure that every resident has an opportunity to access a park amenity within a 10-minute walking distance from their home. Ideally, neighbourhood parks should be within ½ km of all residents and unobstructed by major roads.
- The park system within the NBV Area must integrate various public spaces on both public and private lands to maximize opportunities for recreation, social interaction, connectivity, mobility and education.
- Park spaces should provide an interface between the natural and built urban environments.
- Park connectivity to the overall open and natural space system will be achieved through Pedestrian, Bicycle & Trail Networks.
- Given the topographic and landscape constraints in the NBV Area, park planning will require creative approaches and strategies, taking into account the efficient use of land, such as:
  - Using previously unused spaces and lands;
  - Sharing land with other users/uses;
  - Having developers contribute to the development of public park spaces and street-level public recreation amenities; and
  - Otherwise creatively embedding parks and recreational elements within the neighbourhood fabric (e.g., Community Node).
- Recognition of the natural amenities and history of the NBV Area can be achieved through interpretive walks and educational experiences that foster connections to the surrounding environment.

4.3.5 Natural Areas

Natural Areas provide physical and visual amenity, habitat and movement corridors for wildlife, and opportunities for a variety of active and passive recreational and tourist activities. These landscapes provide a soft counterpoint to the hard urban features of roads, structures and infrastructure. Moreover, the provision of natural areas can provide individual and societal benefits, as outdoor recreation that focuses on the enjoyment of nature is increasingly popular across age, economic and ethnic demographics.

Within the boundaries of the NBV, natural features include the Coquitlam River, watercourses and riparian areas, and ravines and steep sloped landscapes. These natural areas will be some of the defining features of the NBV Area. As previously noted, the NBV Area's most prominent natural feature is the Coquitlam River Escarpment, which bisects the NBV Area from north to south and separates the Coquitlam River from Hyde Creek. The escarpment creates two distinct geographical areas: the 'Burke Mountain lands' to the east and the 'Coquitlam River lands' to the west. Encompassing just under 95 hectares (230 acres), the escarpment's natural landscape is characterized by steep and unstable slopes often exceeding 24 degrees (45%). A comprehensive drainage basin is located in the northern reaches, with a dozen or so deeply cut (incised) watercourses draining into the Coquitlam River. Typically, there is about a 100-metre elevation change from the toe of the steep slope to the top of the slope in the south of the escarpment. In the northern portion of the natural area there is nearly a 200-metre elevation change.

Hyde Creek is another significant landscape feature that serves as a natural boundary, separating the Upper Hyde Creek Neighbourhood from the NBV Area, and provides an east-west divide for lands within the NBV Area. The creek is characterized by steep and unstable slopes with mature tree cover.

Public access to the Coquitlam River is provided through a trail system on both the eastern and western sides of the river. The public trail system provides recreational, educational and interpretative opportunities, and will extend to Pinecone Burke Provincial Park.

To protect important sloped terrain and fish, wildlife and plant habitat, natural and environmentally sensitive areas will be further defined at the neighbourhood planning and site development stages, including tree windfirm policies. Wildfire mitigation policies will also be established through the neighbourhood planning process (Section 6.1).

4.3.6 Recreation & Tourism

The Land Use Overlay (Figure 12, page 14) designates an area south of Pinecone Burke Provincial Park as 'Recreation/Tourism'. Located far from the core of future urban development, this area has steep and challenging terrain characterized by an elevation above the 360-metre mark in the upper northwest corner, to 290-metres to the west. Steep gradients east to west create access challenges into the area due to the escarpment to the south and west and Pritchett Creek tributary to the north. Given these constraining site conditions, the area can serve as a buffer or land use transition between the Provincial Park and neighbourhoods to the south. Therefore, recreational and tourism amenities and activities should enhance the enjoyment of the natural area and have no adverse impacts (e.g., noise) to the Provincial Park or future neighbourhoods. Possible uses for this area, such as a wildlife sanctuary or nature retreat involving tourist accommodation and outdoor activities, will be further defined through neighbourhood planning.

4.3.7 Coquitlam River Trail System

Within the NBV Area, the *Master Trail Plan* identifies a future trail along the east side of the Coquitlam River. This section of trail is also identified in the OCP and in the *Metro Vancouver Northeast Sector Recreational Greenway Plan* as an important network connection to Pinecone Burke Provincial Park. A trail connection will also be provided on the western side of the Coquitlam River to provide public access to the river. This portion of the trail system will connect to planned trail facilities to the north and south, and to the Westwood Plateau neighbourhood. The development of new trailheads along the Coquitlam River and upgrades to existing trailheads will be identified through neighbourhood planning. Trail development will occur in phases, with some sections being built through the land development process.

4.3.8 Special Study Area Guidelines

The Land Use Overlay (Figure 12, page 14) identifies several 'Special Study Areas' within the Special Site Conditions portion of the overlay. Land use allocation for these Special Study Areas will be determined through neighbourhood planning, as each area has its own unique site-specific constraints: road access for the Special Study Areas situated west of the Coquitlam River; soil conditions for the Special Study Area north of the Smiling Creek Neighbourhood; and the challenge of providing water service above an elevation of 320-metres for several Special Study Areas located in the northeast corner of the NBV Area. These site-specific conditions are elaborated on in Section 5.

4.3.9 OCP Amendment Ready Site Guidelines

Along the southern edge of the NBV Area, seven sites have been identified as 'OCP Amendment Ready' provided that further, detailed, parcel-based planning is undertaken. These sites have 'across the street' access to road connections and existing utility servicing and will be incorporated into existing neighbourhood plans. Section 6.1 provides details on the implementation process for these sites.

4.4 Road Network Concept

4.4.1 Network Overview

The overall goal in planning the Conceptual Road Network for the NBV has been to create a network of collector streets, complemented by pedestrian and cycling trails, that promote access to a multitude of areas identified in the Land Use Overlay. The Conceptual Road Network (Figure 14, page 19) utilizes collector roads to provide access to and around the NBV Area. Several factors were taken into consideration in planning the Conceptual Road Network:

- Multiple route options where possible, supporting different travel modes and emergency response access;
- Direct and convenient multi-modal access to the Partington Creek Neighbourhood Centre; and
- Access to Pinecone Burke Provincial Park for both residents and tourists.

The network was planned in accordance with the road grade standards outlined in the *Subdivision and Development Servicing Bylaw*. As noted in the bylaw, the maximum grade permitted for local and collector roads is 12%. Additional technical and environmental objectives include:

- Minimizing the number of creek crossings;
- Avoiding disruptive alignments (e.g., large 'cut and fill' visual impacts);
- Providing manageable grades for walking and cycling; and
- Developing roadway grades and alignments consistent with City design criteria and bylaws.

An overview of the Conceptual Road Network is provided below. Specific details are provided in the *Northwest Burke Vision Planning Study Transportation Discussion Paper* (May 5, 2016).

4.4.2 NBV Area Network Overview & Upgrades

Key access points into the NBV Area include Pipeline Road in the western portion, and Coast Meridian Road (primary access), Harper Road and the extension of Oxford Street in the eastern portion. Coast Meridian Road and Pipeline Road transition from arterial roads into collector roads just south of the NBV Area, while Harper Road is classified as a collector. As shown in the OCP and the City's *Strategic Transportation Plan* (STP), Oxford Street is planned to extend through to Coast Meridian Road, creating a loop for transit services and an additional access point into the eastern NBV Area. In addition to the north-south access provided by Coast Meridian Road and Pipeline Road, David Avenue and Victoria Drive provide important east-west arterial linkages in Northeast Coquitlam.

Two potential options for a bridge crossing of the Coquitlam River are shown in Figure 14 (page 19). The final location for this bridge will be determined as part of neighbourhood planning, and is further elaborated on in Section 5.3. In addition, several potential entry points into Pinecone Burke Provincial Park are shown. The locations and the number of these potential entry points are conceptual, and require further discussion with the BC Ministry of Environment as it works to prepare a management plan for the Provincial Park.

Based on expected traffic volumes, no arterial roads are required within the NBV Area. All conceptual roadways and bridges within the NBV Area are currently identified as collectors, with a few key local road access points shown. The local road network will be determined through neighbourhood planning.

4.4.3 External Network Factors

David Avenue is important as it functions as the primary east-west connection in the northeast.

As identified in the STP, the Lincoln Avenue Crossing of the Coquitlam River (Lincoln Bridge shown in Figure 13) is a major network improvement required to provide another east-west alternative. This river crossing is key for supporting overall network capacity and providing east-west connectivity for Northeast Coquitlam. As the NBV Area and other northeast neighbourhoods develop, the timing of the construction of the Lincoln Bridge may need to be reviewed.

The STP also identifies the Fremont Connector (Figure 13) as a major external project impacting Northeast Coquitlam, including the NBV Area. This planned project, located primarily in Port Coquitlam, will provide a direct north-south connection between the Pitt River Bridge and Northeast Coquitlam. Further analysis and coordination with Port Coquitlam, TransLink and other levels of government will be required to determine the timing and alignment of the Connector.

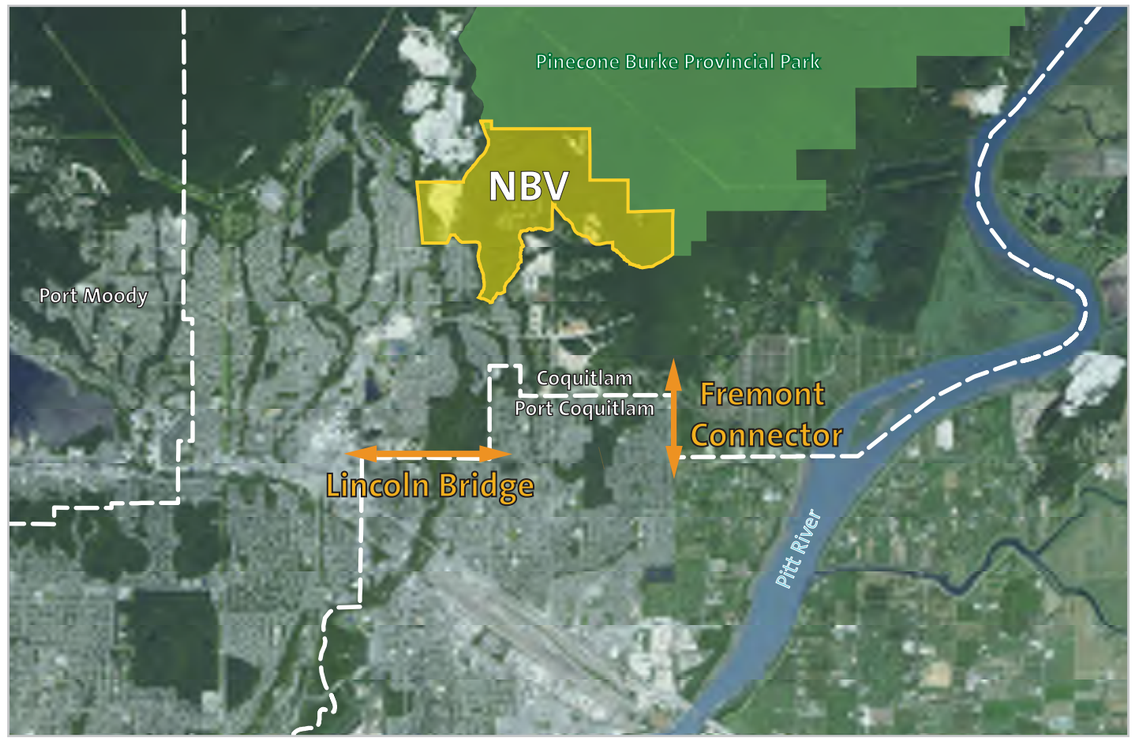


FIGURE 13: MAJOR NORTHEAST COQUITLAM TRANSPORTATION PROJECTS

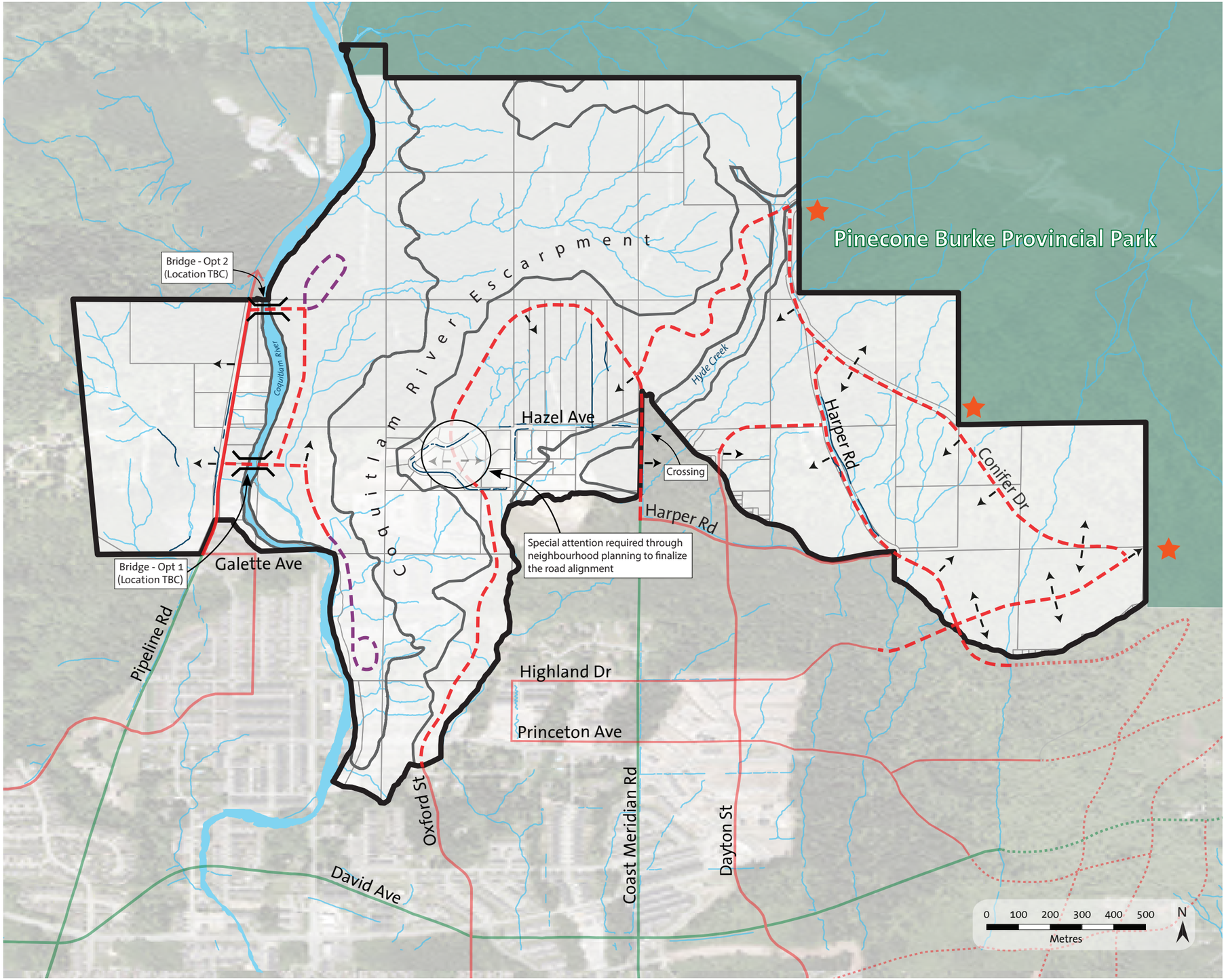


FIGURE 14: CONCEPTUAL ROAD NETWORK

KEY

BOUNDARIES

- Northwest Burke Vision Area
- Natural Area Boundaries

NATURAL FEATURES

- Watercourses
- Ditches
- Coquitlam River

ROAD NETWORK

Inside the NBV Area

- Existing Collector
- Conceptual Collector
- Optional Conceptual Connection
- Conceptual Local Connections
- Potential Bridge Option
- Special attention required through neighbourhood planning to finalize the road alignment.

Outside the NBV Area

- Existing Arterial
- Approved Arterial (as per OCP)
- Existing Collector
- Approved Collector (as per OCP)
- Potential Primary Park Entry
  Pedestrian and Potential Vehicle Access

DISCLAIMERS / NOTES:

- The classification for Highland Drive east of Coast Meridian Road is currently under review.
- The process to determine the ultimate location of the Coquitlam River crossing connecting Pipeline Road to the Riverwalk Lands will be completed at the neighbourhood plan stage. This process will include a multidisciplinary approach (e.g., network connectivity, environmental impacts, financial costs, utility connections, achieving agency approvals).
- The actual location of conceptual local access roads and connections in the NBV Area will be determined through the land development process.
- Existing local roads are provided for context only. These roads and their alignments may change depending on redevelopment proposals.
- The information presented may not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

4.5 Pedestrian, Bicycle & Trail Network Concept

In order to reduce reliance on the private vehicle, a comprehensive Conceptual Pedestrian, Bicycle & Trail Network was created to ensure that people can move safely and conveniently throughout the NBV Area. The network will provide recreational opportunities and important connections to natural amenities, including the Coquitlam River and Pinecone Burke Provincial Park.

The Conceptual Pedestrian, Bicycle & Trail Network is shown in Figure 15 (page 21). The network considers existing, approved (but not yet built) and conceptual trail and cycling connections, as well as potential entry points into Pinecone Burke Provincial Park.

The *Master Trail Plan*, adjacent neighbourhood plans and the STP all identify bicycle routes, greenways and recreational trails. Notable planned facilities and trails in proximity to the NBV Area include the Coquitlam River Recreational Trail system (major north-south connection) and the Partington Creek Neighbourhood greenways and bicycle route network.

The Conceptual Pedestrian, Bicycle & Trail Network for the NBV Area builds on these planned facilities, and includes:

- Public access to the Coquitlam River;
- Bicycle and trail connections into Pinecone Burke Provincial Park; and
- A comprehensive network of trails to connect potential neighbourhoods to natural areas and to the neighbourhoods to the south and east of the NBV Area, including connections to the Partington Creek Neighbourhood Centre.

4.5.1 Proposed Pinecone Burke Provincial Park Access

Future uses of Pinecone Burke Provincial Park (e.g., hiking, mountain biking, etc.), as well as access points to the park, are being considered by the BC Ministry of Environment as part of its ongoing process to create a management plan for this park. At a conceptual level, two types of access points are being proposed by the City: pedestrian/potential vehicle access and pedestrian-only access. Preliminary potential access points between the NBV Area and the Provincial Park are identified in Figure 15 (page 21). These access points are conceptual and require further analysis and discussion with the Province as its management plan for the park and future neighbourhood plans develop. In addition, the City will work with the BC Ministry of Environment on a parking study to address issues that may arise between Provincial Park visitors and the potential neighbourhoods adjacent to Pinecone Burke Provincial Park.

Additional connections and design features for proposed bicycle and pedestrian trails will be explored as part of future neighbourhood planning processes.

4.6 Utility Servicing Concepts

4.6.1 Water Servicing Concept

The Water Servicing Concept outlined in the report entitled *Northwest Burke Vision Planning Study Utilities Discussion Paper* (April 11, 2016) contains a well-defined water system in response to capacities at the boundaries of the existing system, anticipated future demands, applicable standards, topographic conditions and the land use and road network concepts for the NBV Area. The conceptual water system will pump water to higher elevations and distribute it through a network of reservoirs, pressure-reducing valves and pipes. The overall concept is based on expanding the existing system. As a result, a number of connections to existing mains are included to promote looping through the general system.

Because of the topographic conditions of the NBV Area, four water pressure zones are required to provide adequate water pressure to developable areas below 320-metres in elevation. Figure 16 (page 22) illustrates the Conceptual Water System Network, including pressure zones and proposed system infrastructure.

Highlights of the water servicing strategy include:

- Zone 2 is serviceable with a connection to the Metro Vancouver Regional Bulk supply watermain.
- Zone 3 and a portion of Zone 4 within the NBV Area are serviceable by the existing Harper Reservoir, which is currently undergoing expansion to accommodate growth in Northeast Coquitlam.
- A new reservoir will be required to service Zone 5. This includes lands between 244-metres and 320-metres in elevation. While the location of the Zone 5 reservoir has yet to be determined, it will need to be at an elevation of approximately 350-metres.
- An additional pressure zone would be required to serve areas above 320-metres in elevation, as the City's water servicing strategy does not envision water service above 320-metres. As a result, the City will consider innovative and cost-effective water servicing strategies proposed by developers through the neighbourhood planning process.

4.6.2 Sanitary Sewer Concept

The Sanitary Sewer Concept for the NBV Area is primarily based on gravity, where sewage flows downhill in pipes from north to south. Due to topographic conditions, pump stations may be required to service proportions of the NBV Area (identified as Sub Areas A, B and D in Figure 17, page 23). The majority of the flow will be accommodated in existing trunk sewers located outside of the NBV Area. Major sanitary sewer upgrades will, however, be required to service future-neighbourhoods along Pipeline Road and adjacent to the Coquitlam River, which are not covered by the current DCC program.

Figure 17 (page 23) also illustrates the general servicing catchment areas and conceptual trunk connections. The *Northwest Burke Vision Planning Study Utilities Discussion Paper* (April 11, 2016) details the size and length of the proposed sanitary trunk sewer infrastructure within and downstream of the NBV Area. Further trunk infrastructure may be identified through an Engineering Servicing Plan completed as part of neighbourhood planning.

4.6.3 Drainage and Stormwater Management Concept

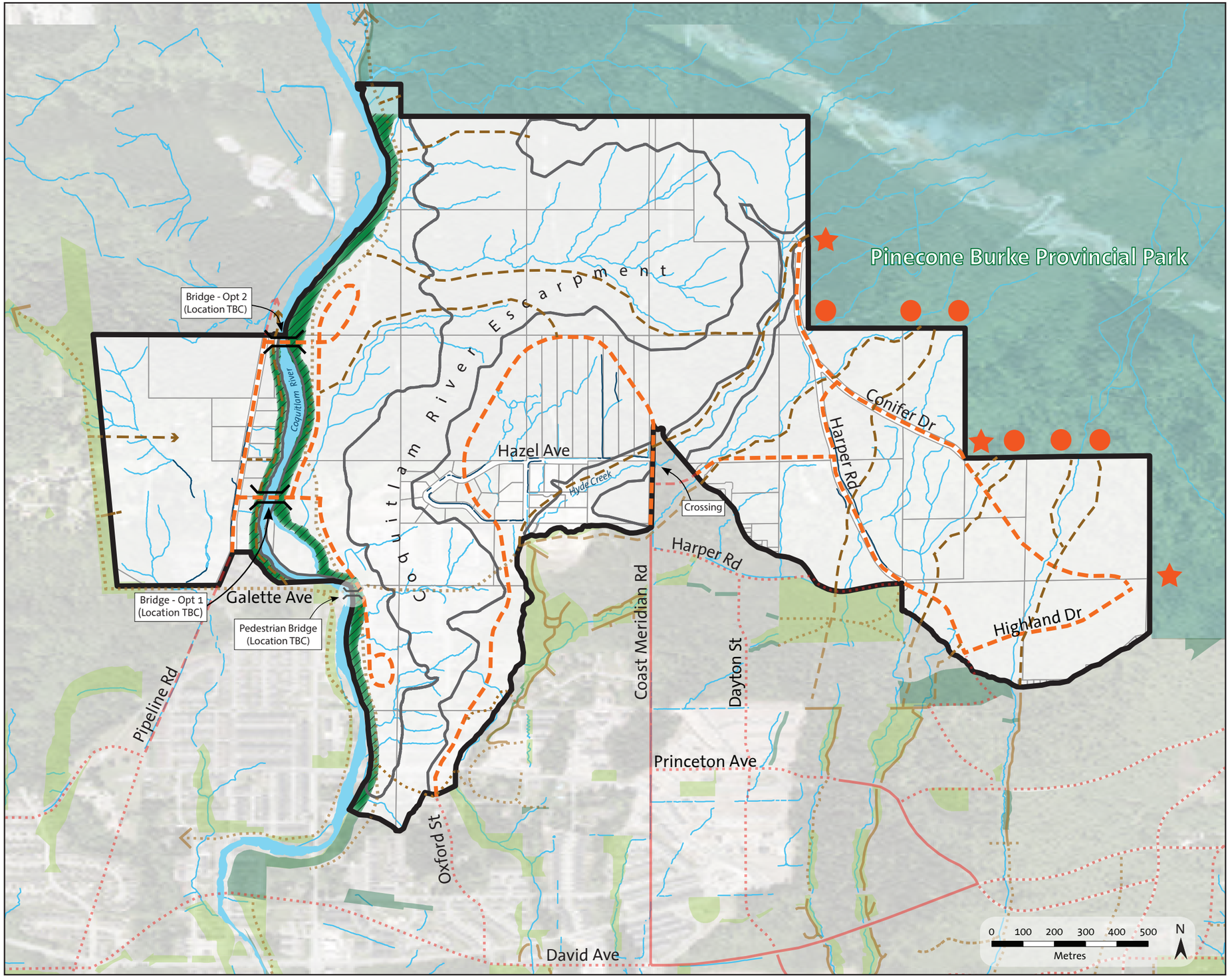
The NBV Area is located within three distinct watersheds: the Coquitlam River, Hyde Creek, and Partington Creek watersheds (Figure 18, page 24). Integrated Watershed Management Plans (IWMPs) are currently in place for the Hyde Creek Watershed and the Partington Creek Watershed.

Figure 19 (page 25) illustrates the Conceptual Drainage Catchment Plan for the NBV Area. The *Northwest Burke Vision Planning Study Utilities Discussion Paper* (April 11, 2016) provides further detail on the size and length of the proposed drainage trunk infrastructure downstream of the NBV Area. Further trunk infrastructure, however, may be identified as part of the preparation of an Engineering Servicing Plan to be completed at the neighbourhood planning stage.

Highlights of the drainage and stormwater management strategy include:

- Sub Area IWMPs or stormwater management plans will need to be prepared for portions of the Coquitlam River Watershed prior to neighbourhood planning being undertaken.
- General drainage catchments are required for Sub Areas A, B and D. Drainage from these areas will be conveyed to the Coquitlam River. To meet legislated standards, a number of stormwater treatment facilities will be required to mitigate flow impacts.
- Drainage for the remainder of the NBV Area will be collected and conveyed to the existing downstream infrastructure within the Upper Hyde Creek, Smiling Creek and Partington Creek drainage catchments. No downstream upgrades to the existing trunk infrastructure are required, with the exception of additional pipes to divert flows to the Partington Creek catchment and related infrastructure as required by the *Partington Creek IWMP*.

FIGURE 15: CONCEPTUAL PEDESTRIAN, BICYCLE & TRAIL NETWORK



KEY

BOUNDARIES

- Northwest Burke Vision Area
- Natural Area Boundaries

NATURAL FEATURES

- Watercourses
- Ditches
- Coquitlam River

BICYCLE, TRAIL AND PARK FEATURES

Inside the NBV Area

- Coquitlam River Trail System
- Potential Bridge Option
- Potential Pedestrian Bridge Option
- Conceptual Bicycle Routes
- Conceptual Trails
- Approved Trails (OCP/Master Trail Plan)

Outside the NBV Area

- Existing Park Outside the NBV Area
- Approved Parks (per OCP)
- Existing Bicycle Routes
- Conceptual Bicycle Routes
- Approved Bicycle Routes (per OCP)
- Existing Trails
- Conceptual Trails
- Approved Trails (OCP/Master Trail Plan)
- Potential Primary Park Entry - Pedestrian and Potential Vehicle Access
- Potential Neighbourhood Park Entry - Pedestrian Access Only

DISCLAIMERS / NOTES:

- Trails and bicycle routes identified as proposed are conceptual and will require additional analysis at the neighbourhood plan and OCP amendment stage to determine their feasibility.
- The process to determine the ultimate location of the Coquitlam River crossing that connects Pipeline Road to the Riverwalk Lands will be conducted at the neighbourhood plan level and include a multidisciplinary approach (e.g., network connectivity, environmental impacts, financial costs, utility connections).
- The information presented may also not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.
- This map only displays/portrays major pedestrian/bicycle water stream crossings. Additional crossings may be needed/required as part of the neighbourhood planning or development review process.

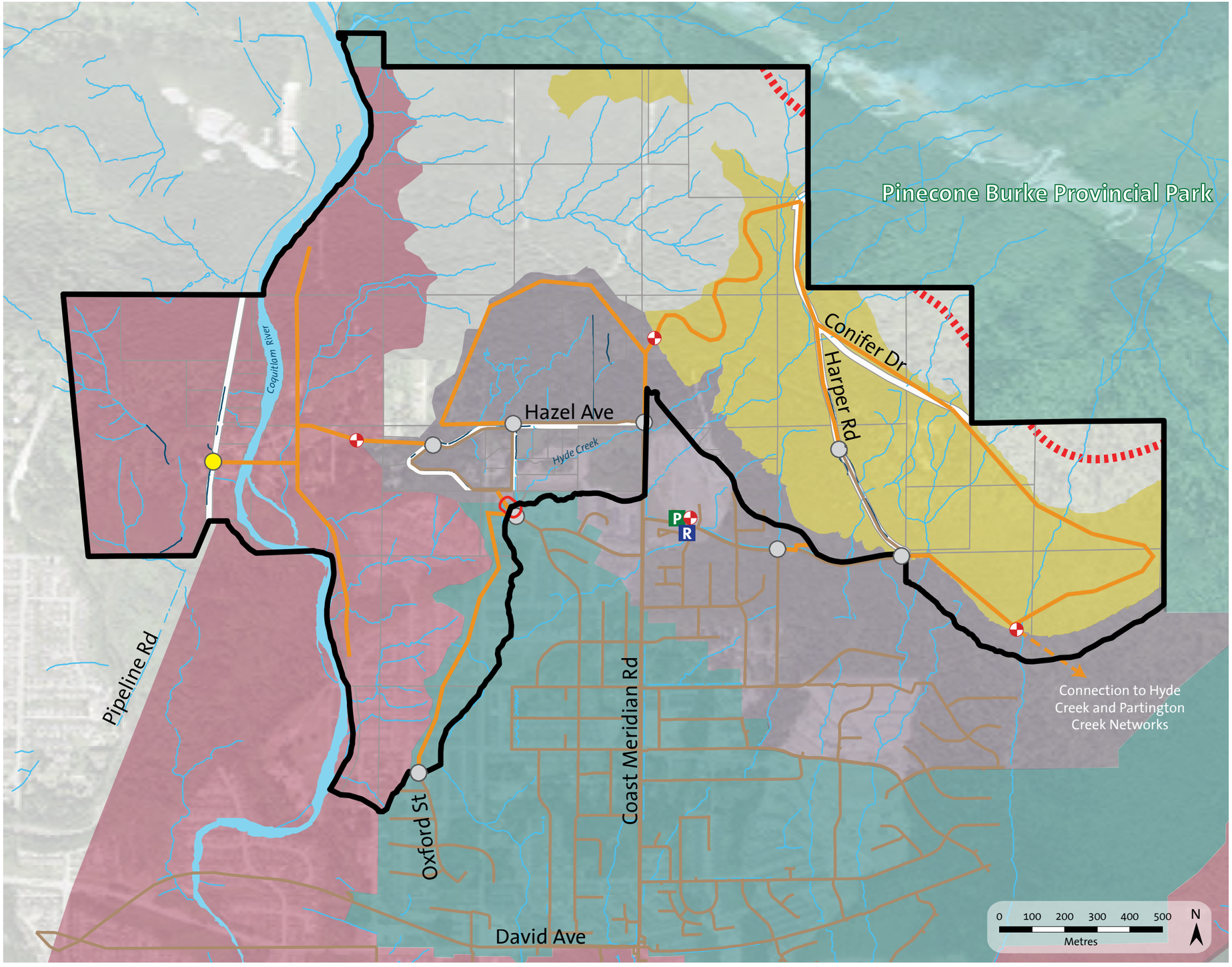


FIGURE 16: CONCEPTUAL WATER SYSTEM NETWORK

KEY

- Northwest Burke Vision Area
- Watercourses
- Ditches
- Coquitlam River

FUTURE WATER SYSTEM PRESSURE ZONES

- Zone 2 / Lake Head
- Zone 3
- Zone 4
- Zone 5

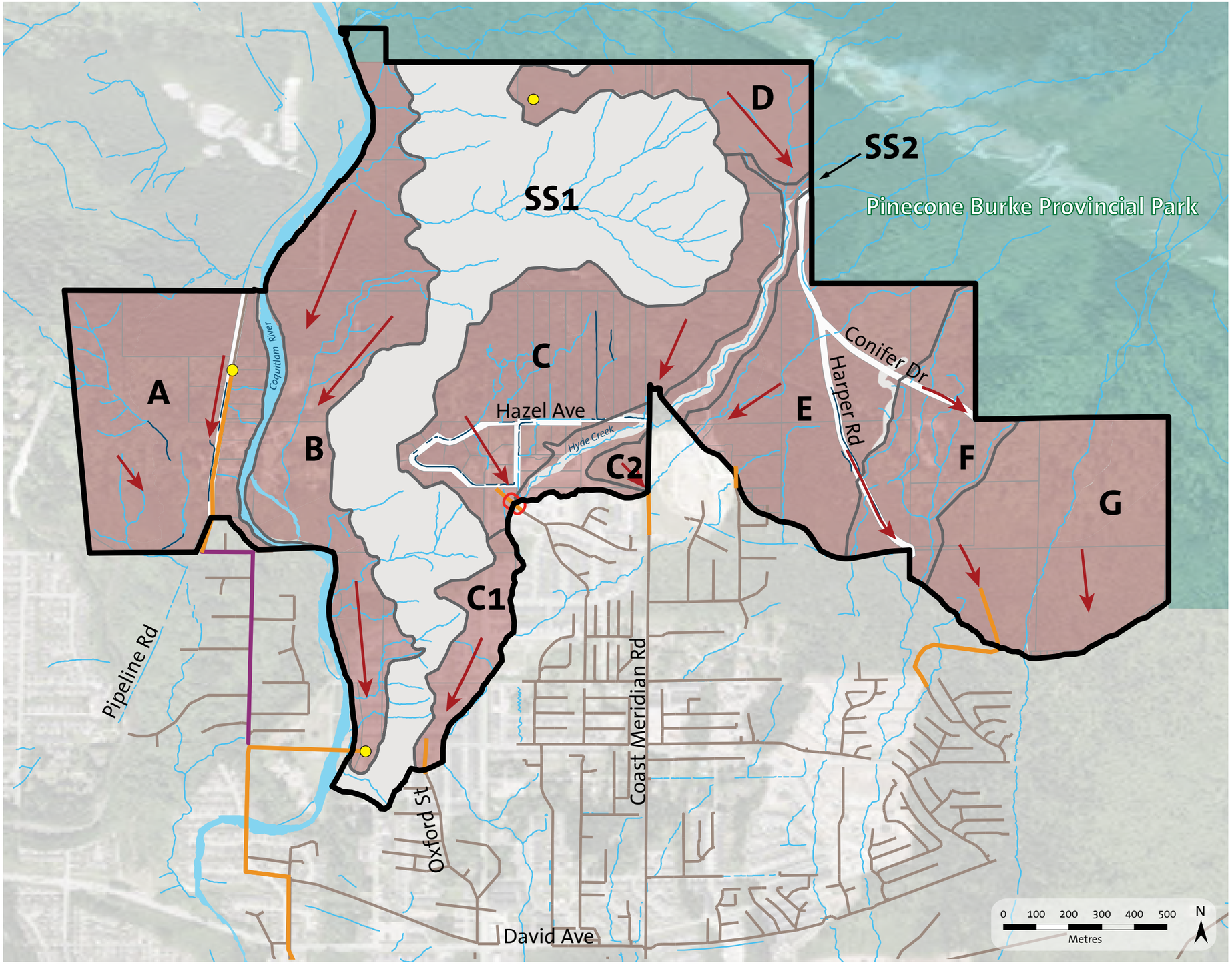
WATER INFRASTRUCTURE

- Proposed Watermain
- Existing Watermain
- Potential Location of Zone 5 Reservoir (at approximately 350-m elevation)
- Harper Reservoir
- Harper Pump Station
- Future Supply Point
- Connection to Existing System
- Pressure Reducing Valve
- Utility Bridge Crossing

DISCLAIMERS / NOTES:

- The process to determine the ultimate location of the Coquitlam River crossing that connects Pipeline Road to the Riverwalk Lands will be conducted at the neighbourhood plan level and include a multidisciplinary approach (e.g., network connectivity, environmental impacts, financial costs, utility connections).
- The information presented may also not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

FIGURE 17: CONCEPTUAL SANITARY SEWER SYSTEM NETWORK



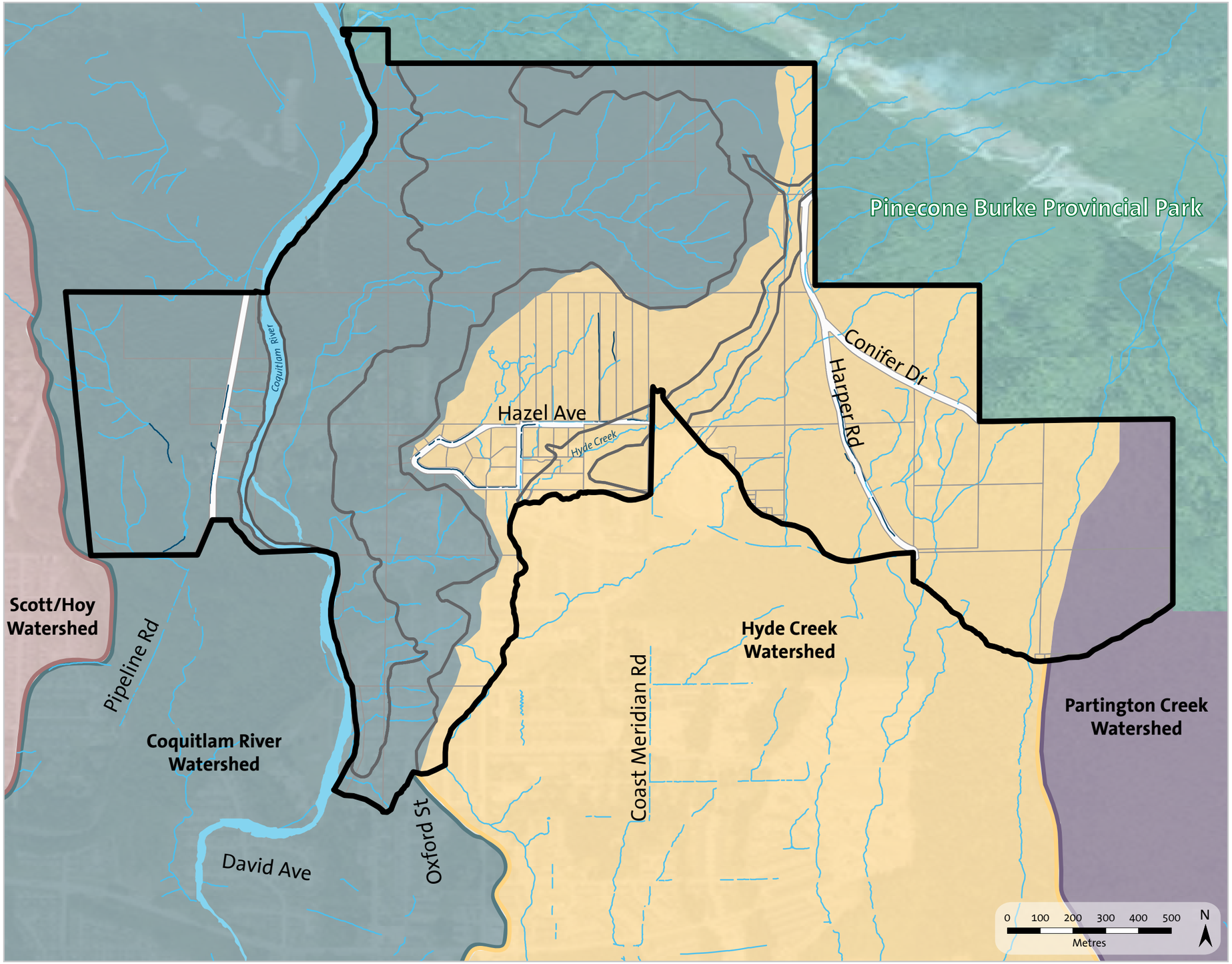
KEY

- Northwest Burke Vision Area
- Sub Area Boundaries
- Watercourses
- Ditches
- Coquitlam River
- Sanitary Catchment Area
- Future Sewer Main
- Future Capacity Upgrade Required
- Existing Sanitary Sewer
- Trunk Sewer Alignment
- Utility Bridge Crossing
- Potential Local Pump

DISCLAIMER / NOTE:

- The information presented may not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

FIGURE 18: WATERSHEDS



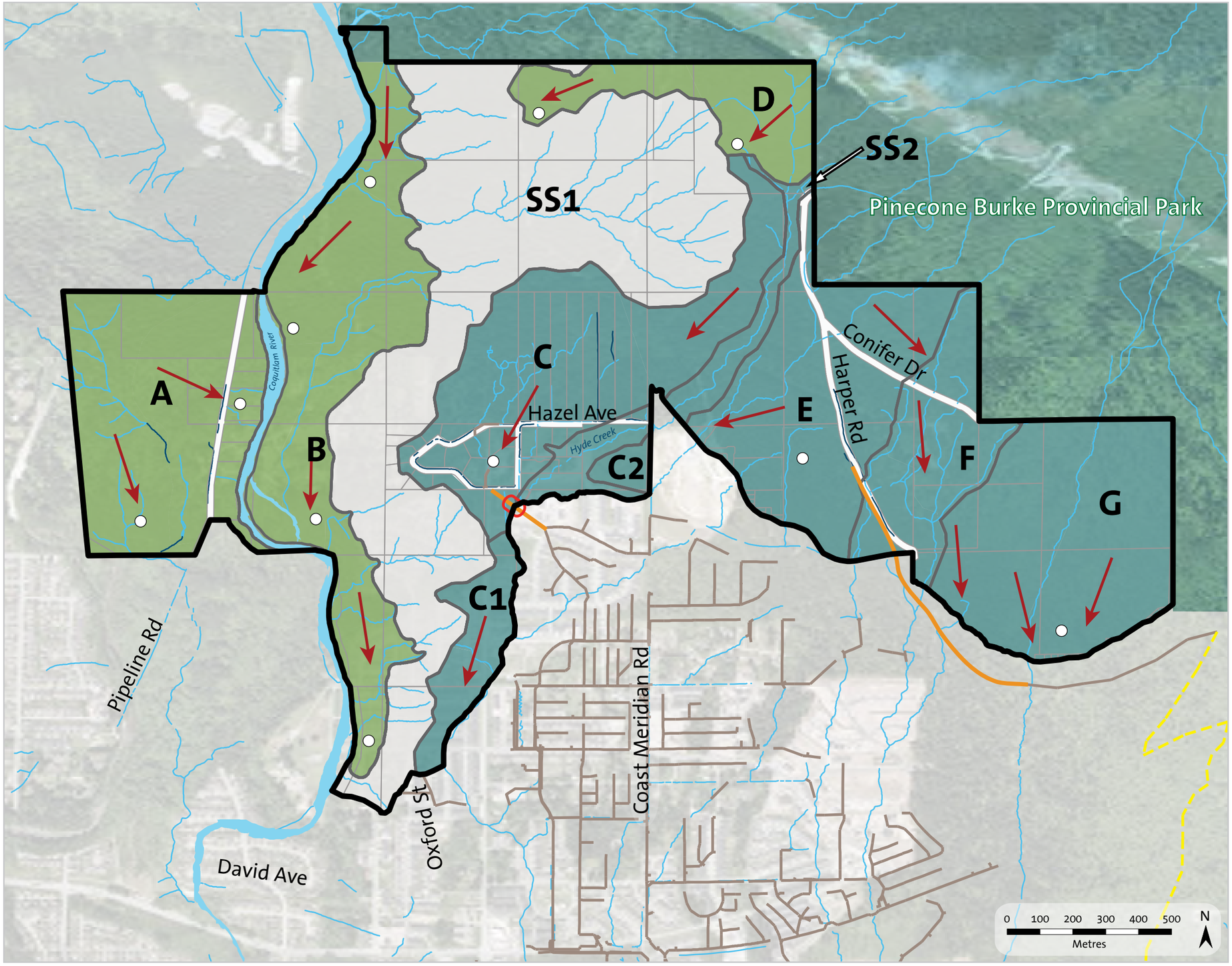
KEY

- Northwest Burke Vision Area
- Natural Area Boundaries
- Watercourses
- Ditches
- Coquitlam River
- Coquitlam River Watershed
- Hyde Creek Watershed
- Partington Creek Watershed
- Scott/Hoy Watershed

DISCLAIMER / NOTE:

- The information presented may not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

FIGURE 19: CONCEPTUAL DRAINAGE CATCHMENT PLAN



KEY

- Northwest Burke Vision Area
- Sub Area Boundaries
- Watercourses
- Ditches
- Coquitlam River
- Conveyed to Coquitlam River & Tributaries
- Conveyed to Existing Drainage System
- Existing Storm Sewer
- Future Diversion Main
- Future Partington Creek Diversion Main (Required to support NBV Area growth)
- Drainage Flow
- Utility Bridge Crossing
- Potential Stormwater Treatment Facility

DISCLAIMERS / NOTES:

- Requirements for stormwater treatment facilities will be determined with Integrated Stormwater Management Plans.
- The information presented may not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

5 POTENTIAL NEIGHBOURHOOD PLANNING AREAS

5.1 Overview

The NBV Area and the Land Use Overlay have been divided into four potential neighbourhood planning areas:

- Goodyear Creek
- Riverwalk
- Hazel-Coy
- Burke Mountain Creek

Goodyear Creek and Riverwalk are in the western portion of the NBV, and Hazel-Coy and Burke Mountain Creek lie east of the Coquitlam River Escarpment. As shown in Figure 20 (page 27), the boundaries of these areas are primarily defined by natural edges and the boundaries of existing neighbourhoods, and in the majority of cases reflect utility servicing boundaries and opportunities for transportation access. These natural edges and boundaries include the Coquitlam River, Hyde Creek, Pinecone Burke Provincial Park, steep sloping escarpments and the existing neighbourhood boundaries of Smiling Creek, Upper Hyde Creek, Partington Creek and the Westwood Plateau. Where possible, potential neighbourhood planning areas have been named after local watercourses, as is the case for the Goodyear Creek and Burke Mountain Creek areas. Riverwalk is named for its proximity to the Coquitlam River and the property holdings referred to as such, and Hazel-Coy is named after the local road network which has defined this suburban residential neighbourhood over recent decades.

To foster the development of complete communities with unique identities, neighbourhood-specific planning considerations have been developed to guide the preparation of future neighbourhood plans.

These considerations include:

- **Placemaking**: Placemaking serves to create a sense of place and character for each area by identifying historic and natural amenities, and is based on feedback received through the NBV public consultation process. Recognition of the natural amenities and history within each area can be achieved through interpretive walks and educational experiences that build connections between residents and the natural environment.
- **Land use**: Expanding on the Land Use Overlay in Section 4.2, these considerations provide neighbourhood-specific policy direction to be examined as part of neighbourhood planning.
- **Roads and trails**: Elaborating on the Road Network and Pedestrian, Cycling & Trail Network Concepts provided in Sections 4.4 and 4.5, further detail is provided on neighbourhood-specific road and trail planning.
- **Utilities**: Based on the Utility Servicing Concepts discussed in Section 4.6, utility considerations identify upgrades for water, drainage and sanitary utilities for each area.

Land Use Statistics

A statistical summary of approximate developable land area, housing potential and population levels for the four potential neighbourhood planning areas are provided below. These land use statistics are intended as a general guide, and will be refined through neighbourhood planning as there are a number of variables that determine the development potential for each area. These include setbacks related to slopes, watercourses, debris run out areas, the Coquitlam River flood plain and utility servicing.

Following the City of Coquitlam's development-related bylaws, processes and procedures, the actual development potential of a given parcel of land will be determined through detailed geotechnical, hydrological and wildfire interface analyses. These will be conducted by qualified environmental, geotechnical and wildfire professionals as part of neighbourhood planning, OCP amendments and site development.

	Housing Units	Population	Developable Area	Natural Area	Total Area
Potential Neighbourhood Planning Areas					
Goodyear Creek	450	1,300	20 ha (50 acres)	25 ha (60 acres)	45 ha (110 acres)
Riverwalk	450	1,400	20 ha (50 acres)	35 ha (85 acres)	55 ha (135 acres)
Hazel-Coy	950	2,750	40 ha (100 acres)	30 ha (75 acres)*	70 ha (175 acres)
Burke Mountain Creek	1,750	5,200	70 ha (175 acres)	25 ha (60 acres)	95 ha (235 acres)
Other Areas					
OCP Amendment Ready Sites	300	900	10 ha (25 acres)	--	10 ha (25 acres)
Coquitlam River Escarpment and Hyde Creek	--	--	--	105 ha (260 acres)	105 ha (260 acres)
NBV Total	3,900	11,550	160 ha (395 acres)	220 ha (545 acres)	380 ha (940 acres)

Land use statistics are based on the Northwest Burke Vision - Phase 2 Report mid-range developable area scenario.
* In the Hazel-Coy area, 11.8 hectares of developable land (Sub-Area D) has been allocated to Recreation/Tourism Opportunity in the Land Use Overlay.

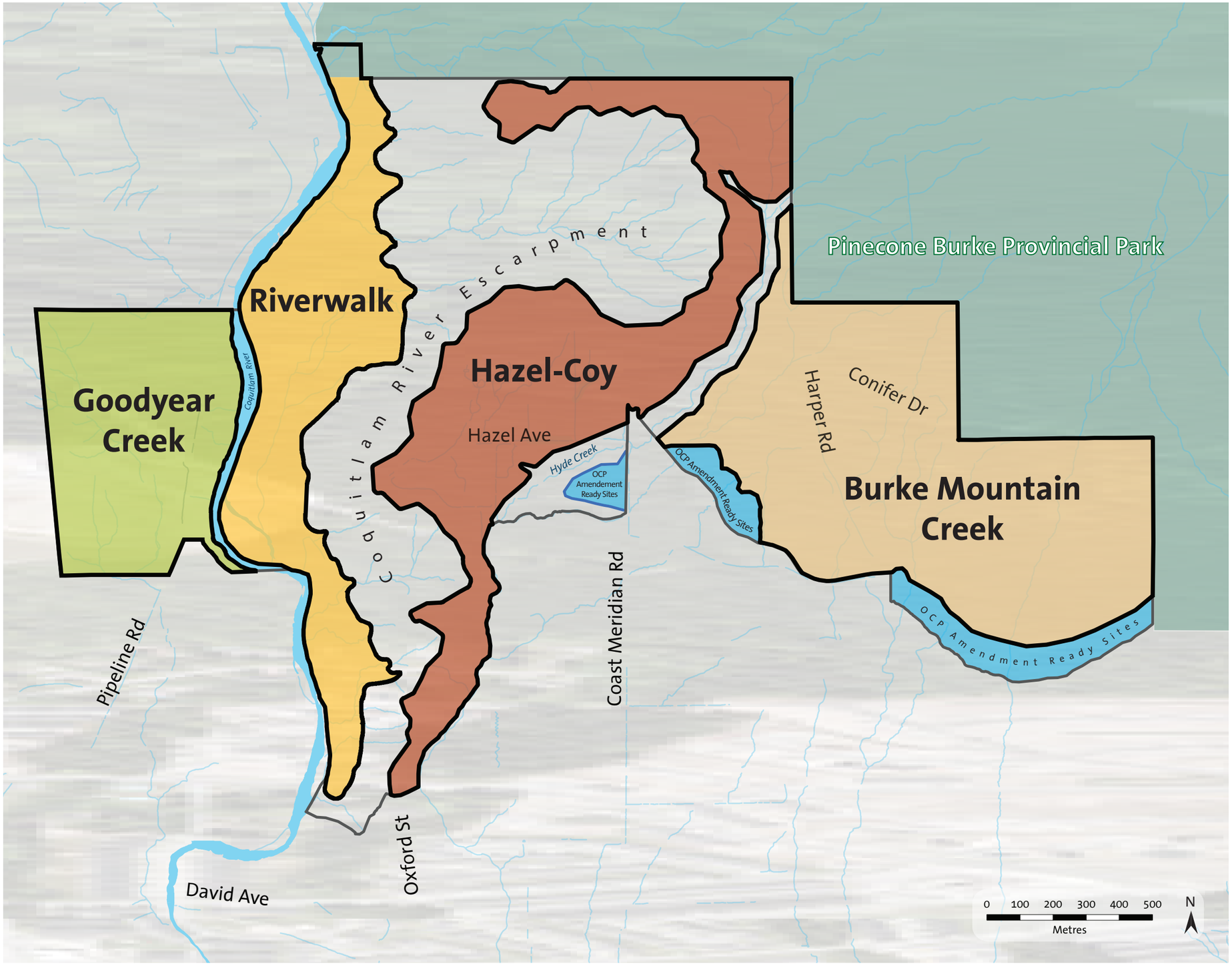


FIGURE 20: POTENTIAL NEIGHBOURHOOD PLANNING AREAS AND OCP AMENDMENT READY SITES

KEY

BOUNDARIES

- Northwest Burke Vision Area
- Potential Neighbourhood Planning Area Boundaries

NATURAL FEATURES

- Watercourses
- Coquitlam River

POTENTIAL NEIGHBOURHOOD PLANNING AREAS

- OCP Amendment Ready Sites
- Goodyear Creek
- Riverwalk
- Hazel-Coy
- Burke Mountain Creek

DISCLAIMERS / NOTES:

- The information presented may not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

5.2 Goodyear Creek

5.2.1 Overview

Goodyear Creek (Figure 21) is about 45 hectares (110 acres) in size and lies west of the Coquitlam River, with active quarries to the north and the Westwood Plateau and Hockaday neighbourhoods to the west and south. The developable land area is approximately 20 hectares (50 acres); however, the exact amount of developable land will be confirmed through detailed site and geotechnical analysis as part of the reclamation process required under the Provincial *Mines Act*. Subject to confirmation of the developable land area, there is potential for 450 housing units and a population of 1,300. Presently, the majority of the area lies outside of the Urban Containment Boundary and requires an amendment to the *Metro Vancouver Regional Growth Strategy* as part of the neighbourhood planning process. An active gravel quarry currently makes up the majority of the area west of Pipeline Road, with a few homes running north-south along the east side of Pipeline Road.

Given the proximity to the City Centre, unique topographical features, and steep slopes, neighbourhood planning for Goodyear Creek should consider a mix of housing including single family homes, townhomes and apartments, as there will be convenient access to nearby civic, commercial, recreational and public transit amenities, including the Lafarge Lake-Douglas SkyTrain station. A Community Node within the area will serve the day-to-day shopping needs of residents. The Coquitlam River, which is a significant natural amenity, provides recreation and tourism opportunities for area residents and visitors (Figure 22).

The Goodyear Creek area is currently not identified as a Watercourse Protection Development Permit Area. As part of neighbourhood planning, the OCP will be updated to include Goodyear Creek in a Watercourse Protection Development Permit Area.

5.2.2 Placemaking

Through the provision of parks, trails and community spaces, the area's character and sense of place can be established through the recognition of natural amenities and the area's history.

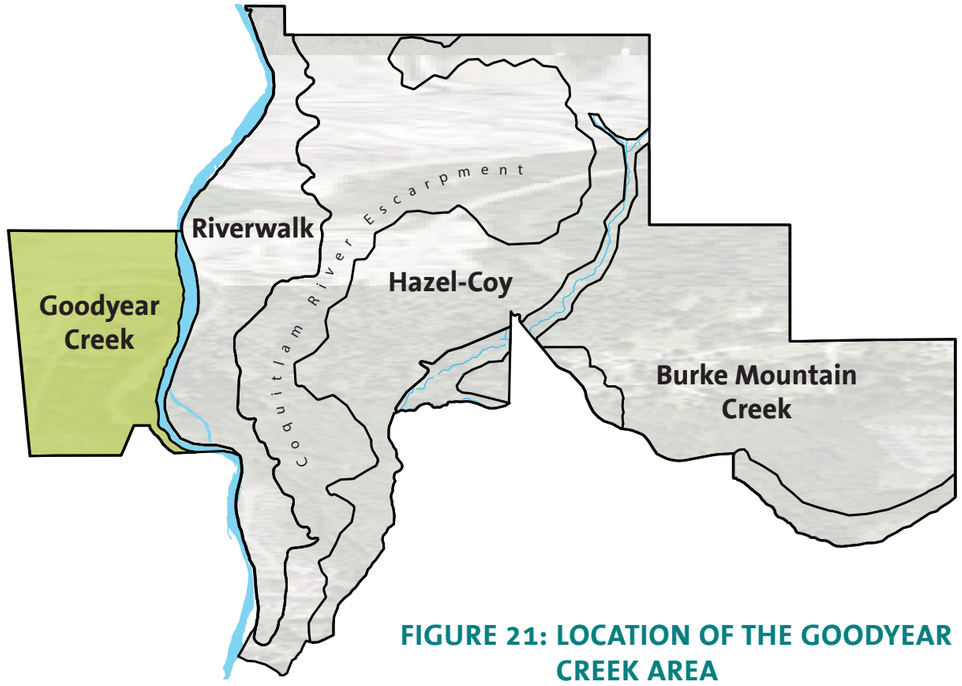


FIGURE 21: LOCATION OF THE GOODYEAR CREEK AREA

The Coquitlam River is a significant natural feature, providing important salmon habitat, a food source for people and wildlife, a landmark for travel and navigation, and opportunities for educational and interpretive experiences where people can learn about the river and the area's history. Also of notable significance is the geology of the area, which has been used for dating glacial and interglacial events ranging from 21,500 to 49,000 years ago, adding to our understanding of the geological history of Coquitlam and the broader region. The industrial history of the area, related to logging and more recently as a gravel quarry, provides opportunities to connect with the past in establishing the area's identity.

5.2.3 Land Uses

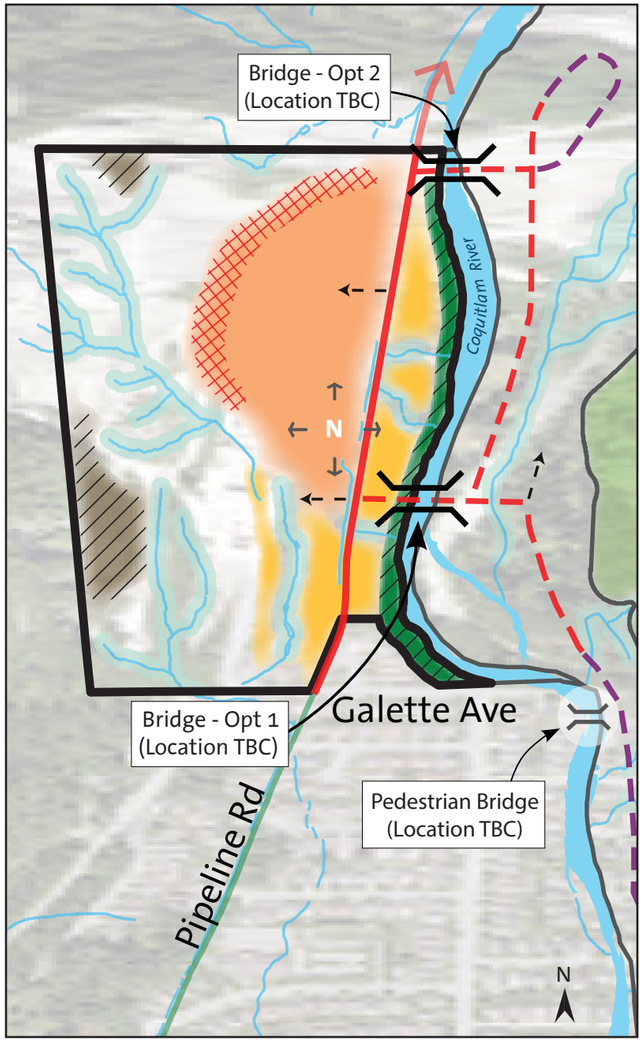
Residential

As guided by the Goodyear Creek Land Use Overlay, the area will include a mix of single family, townhousing and low-rise apartments (see Figure 23, page 29). Neighbourhood planning will need to consider the topography of steep slopes, debris runout areas and potential flooding hazards in siting residential development. Minimizing the height and use of retaining walls and the use of extensive earthworks (i.e., cut and fill) can be achieved through neighbourhood layout and building design.

Opportunities for low-rise apartments have been identified adjacent to the steep slopes on the western side of the area. Siting low-rise apartments in this area can capitalize on views and minimize the use and visual impacts of retaining walls. Due to watercourse and road constraints, a mix of single family and townhousing is designated in the southern and eastern portions of the area.

FIGURE 22: GOODYEAR CREEK AREA PERSPECTIVE

FIGURE 23: GOODYEAR CREEK LAND USE OVERLAY AND CONCEPTUAL ROAD NETWORK



KEY

Potential Neighbourhood Planning Area Boundary

Coquitlam River

GENERAL

Single Family and Townhousing Mix

Single Family, Townhousing and Apartment Mix

SPECIAL SITE CONDITIONS

Apartment Opportunity

Special Study Area

Coquitlam River Trail System

COMMUNITY NODES

Node: Commercial, Civic and Medium Density Opportunities

ROAD NETWORK

Existing Collector

Conceptual Collector

Optional Conceptual Connection

Conceptual Local Connections

Existing Arterial

Existing Collector

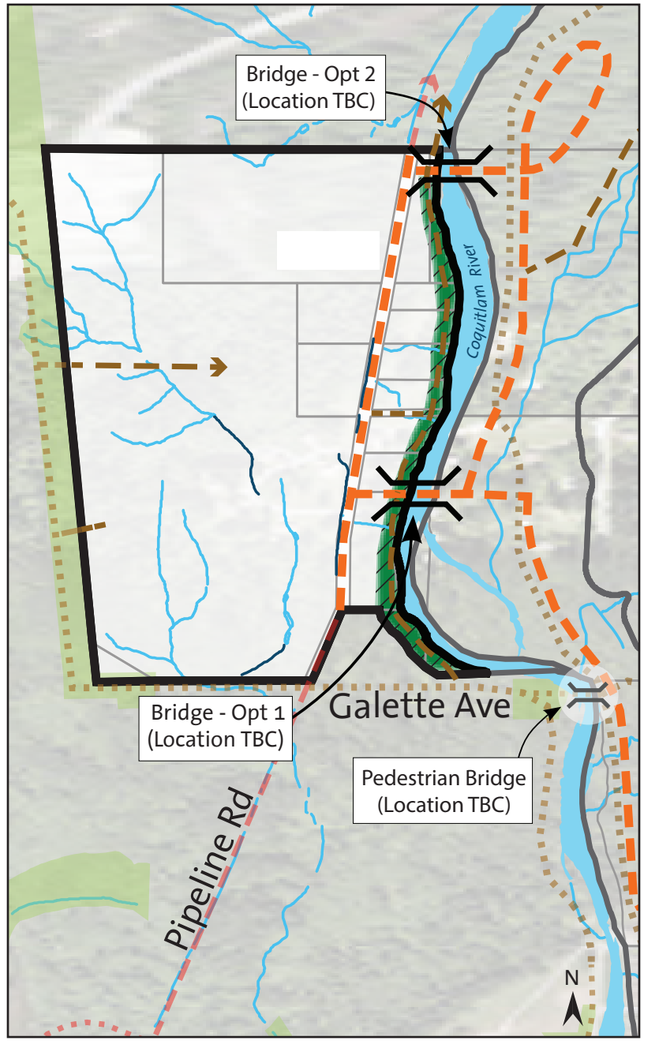
Potential Bridge Option

Potential Pedestrian Bridge Option

DISCLAIMERS / NOTES:

- Land Use Designations are conceptual and will be defined through neighbourhood planning.
- The ultimate development potential of the NBV Area will be contingent on completing further assessments by (1) qualified environmental professionals to assess setbacks in accordance to the Riparian Area Regulation for all watercourses, and (2) qualified engineering professionals to assess debris runout areas, crest of slope setbacks, the Coquitlam River Floodplain and ditches.
- The process to determine the ultimate location of the Coquitlam River crossings that connects Pipeline Road to the Riverwalk Lands will be conducted at the neighbourhood plan level and include a multidisciplinary approach (e.g., network connectivity, environmental impacts, financial costs, utility connections).
- The actual location of conceptual local access roads and connections will be determined through the land development process.
- Existing local roads are provided for context only. These roads and their alignments may change depending on redevelopment proposals.
- The information presented may not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

FIGURE 24: GOODYEAR CREEK CONCEPTUAL PEDESTRIAN, BICYCLE & TRAIL NETWORK



KEY

Potential Neighbourhood Planning Area Boundary

Watercourses

Ditches

Coquitlam River

BICYCLE, TRAIL & PARK FEATURES

Inside the NBV Area

Coquitlam River Trail System

Potential Bridge Option

Potential Pedestrian Bridge Option

Conceptual Bicycle Routes

Conceptual Trails

Approved Trails
(OCP/Master Trail Plan)

Outside the NBV Area

Existing Park Outside the NBV Area

Conceptual Bicycle Routes

Approved Bicycle Routes (per OCP)

Conceptual Trails

Approved Trails
(OCP/Master Trail Plan)

DISCLAIMERS / NOTES:

- Trails and bicycle routes identified as conceptual will require additional analysis at the neighbourhood plan and OCP amendment stage to determine their feasibility.
- The process to determine the ultimate location of the Coquitlam River crossings that connects Pipeline Road to the Riverwalk Lands will be conducted at the neighbourhood plan level and include a multidisciplinary approach (e.g., network connectivity, environmental impacts, financial costs, utility connections).
- The information presented may also not reflect the exact location of all watercourses, and other unknown watercourses may not be identified. This map only displays/ portrays major pedestrian/bicycle water stream crossings. Additional crossings may be needed/required as part of the neighbourhood planning or development review process.

Special Study Area

Two 'Special Study Areas' have been designated within Goodyear Creek (Figure 23 page 29). Road network access to these areas will need to be achieved through the internal local road network, as the lands adjacent to the Westwood Plateau neighbourhood are designated as 'Open Space' in the OCP or are dedicated as park. This should be taken into consideration as part of the quarry's site reclamation process. Neighbourhood planning should also consider adjacent land uses, which include a golf course and the Westwood Plateau neighbourhood.

Community Node

Neighbourhood services will be concentrated in a Community Node, which can also serve as a transit hub for the area. Given the area's proximity to the City Centre, commercial and service land uses should focus on meeting the day-to-day shopping and service needs of residents. Locating low-rise apartments and townhomes around the Community Node will also contribute to its vibrancy. The location and types of land uses associated with the Community Node should be determined through the neighbourhood planning process and supported by a market assessment.

5.2.4 Road and Trails

Conceptual Road Network

The Goodyear Creek area will be accessed from Pipeline Road (Figure 23). In planning the access point, the potential Riverwalk bridge crossing should be taken into account.

As noted above, the Special Study Areas will require further analysis to confirm the feasibility of providing internal access to these two uphill areas.

Conceptual Pedestrian, Bicycle & Trail Network

Two conceptual trails will connect the Westwood Plateau neighbourhood to the Coquitlam River (Figure 24). To provide public access to the river, the Coquitlam River Trail System will be extended along the western side of the river. The development of new trailheads and upgrades to existing trailheads will be identified through neighbourhood planning. Trail development will occur in phases and in some cases as part of the land development process. Trails and pathways should also connect the Community Node to the broader area.

5.2.5 Utilities

Water

The Goodyear Creek area is serviceable with the addition of a water supply point connection to the Metro Vancouver Regional Bulk supply main (see Figure 16, page 22).

Sanitary

Key utility upgrades are required to the sanitary system to improve flow capacity to the south (see Figure 17, page 23). To service Goodyear Creek, capacity upgrades are required along Hockaday Street. Preliminary servicing analysis also indicates the potential need for a pump station to service some areas, which will be confirmed through a detailed Utility Servicing Plan.

Drainage

The Goodyear Creek area is located within the Coquitlam River Watershed, with drainage flowing to the Coquitlam River (see Figures 18 & 19, pages 24 & 25). To manage these flows, a Sub Area Integrated Watershed Management Plan (IWMP), general drainage catchments and stormwater treatment facilities will be required to accommodate drainage flows and meet legislated standards. The Sub Area IWMP is required to be completed in advance of neighbourhood planning (see Section 6.1).

FIGURE 25: ARTISTIC ILLUSTRATION OF THE GOODYEAR CREEK AREA

5.3 Riverwalk

5.3.1 Overview

Riverwalk (Figure 26) is about 55 hectares (135 acres) in size and is bounded by the Coquitlam River to the west and a series of steep sloping escarpments and natural areas to the east. The developable land area is approximately 20 hectares (50 acres); however, this will need to be confirmed through detailed site and geotechnical analysis due to steep and unstable slopes located along the escarpment to the east. Subject to confirmation of the developable land area, there is potential for 450 housing units and a population of 1,400. Currently, the area is isolated from urban areas, and remains in a natural state given the lack of road access to the site.

Given the Riverwalk area's short distance from the City Centre, unique topographical features, and steep slopes, neighbourhood planning should consider a mix of housing that ranges from low-rise apartments to single family homes, as there will be convenient access to civic, commercial, recreational and public transit amenities including the Lafarge Lake-Douglas SkyTrain station. The area will also have convenient access to day-to-day shopping and commercial services in the potential Community Node in Goodyear Creek. Recreational and tourism opportunities are provided by the Coquitlam River and Pinecone Burke Provincial Park.

A Development Agreement is in effect for the Riverwalk area and outlines the pre-conditions that must be satisfied by the developer prior to neighbourhood planning, which include:

- Securing bridge access across the Coquitlam River;
- Securing sanitary sewer access across the Coquitlam River;
- Preparing a Conceptual Water Servicing Plan for the area; and
- Working with SD43 to reserve a school site in the area.

5.3.2 Placemaking

The Riverwalk area has a history that includes the Kwikwetlem First Nation and the early logging and timber industries, as well as natural amenities, which provide a foundation for establishing a sense of place for the area. By acknowledging these histories and natural amenity assets, the area's character and sense of place can be established through the provision of parks, trails and community spaces.

The Coquitlam River is a significant natural feature providing opportunities for educational and interpretive experiences. The river ecology provides important fish habitat, and recognizing and celebrating the annual salmon run is a way of acknowledging the river as a special place within the area.

Pinecone Burke Provincial Park borders the northern boundary of the Riverwalk area (Figure 27), and is another important natural amenity providing opportunities for recreation and tourism. A specific attraction and popular recreation destination is Crystal Falls, which is a short hike into the Provincial Park.

5.3.3 Land Use Considerations

Residential

As noted in Section 2.4 (Figure 9, page 11), the OCP currently designates the Riverwalk area for low, medium and high density residential land uses. The Land Use Overlay for Riverwalk (Figure 28) provides flexible and alternative land uses with respect to the current OCP designations. The land use designations noted in Figure 28 reflect the technical analysis, which identified topographic constraints and environmental conditions. Specific land uses will be confirmed through the neighbourhood planning process and the OCP land use designations will be updated.

In the process of preparing a neighbourhood plan, the topography of steep slopes, debris runout areas and potential flooding hazards in siting residential development will need to be considered. Minimizing the height and use of retaining walls and the use of extensive earthworks (i.e., cut and fill) can be achieved through neighbourhood layout, building design and appropriate residential housing forms and densities.

Opportunities for low-rise apartments have been identified along the steep slope areas of the eastern escarpment. Multi-family land uses and associated housing forms can accommodate buildings that work with the land and slope, helping to minimize the use and visual impacts of retaining walls. Due to watercourse and road constraints, the southern portion of the area may be more suited for the siting of single family homes and townhousing. The remainder of the area provides opportunities for a range of residential densities.

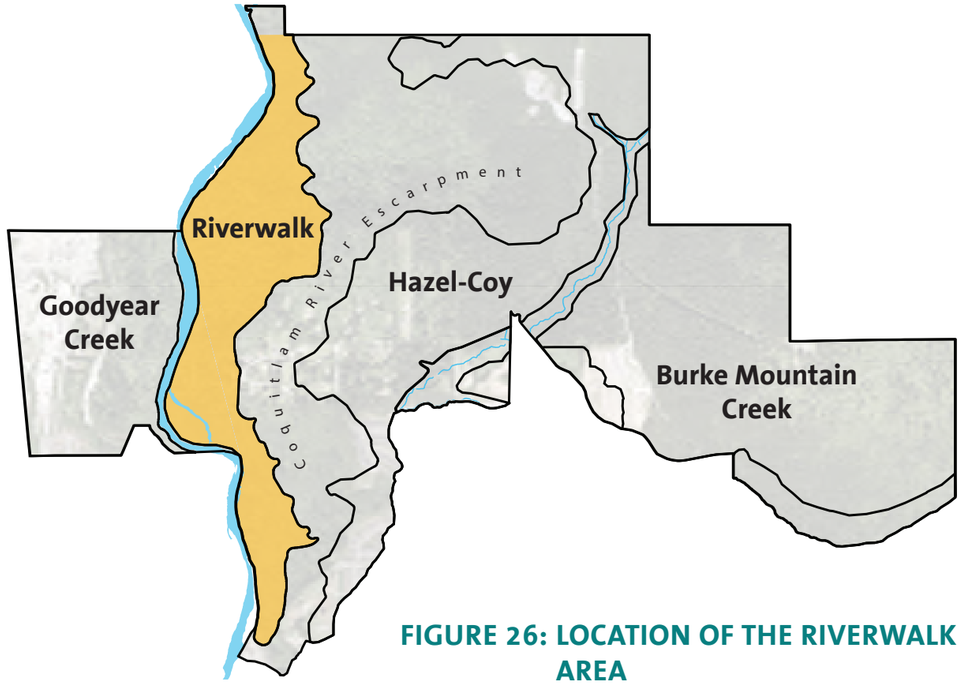


FIGURE 26: LOCATION OF THE RIVERWALK AREA

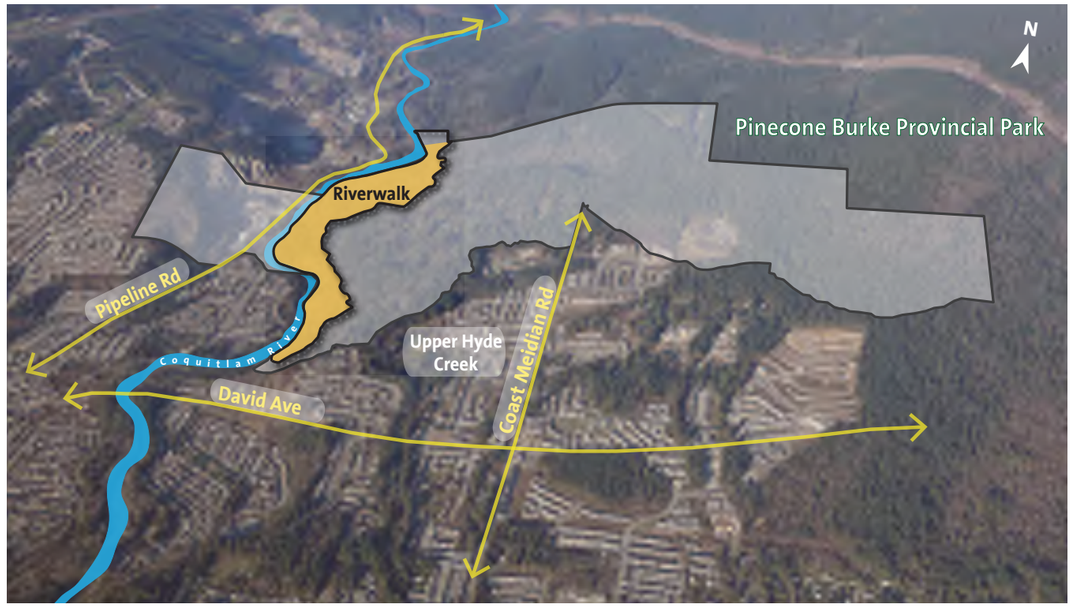
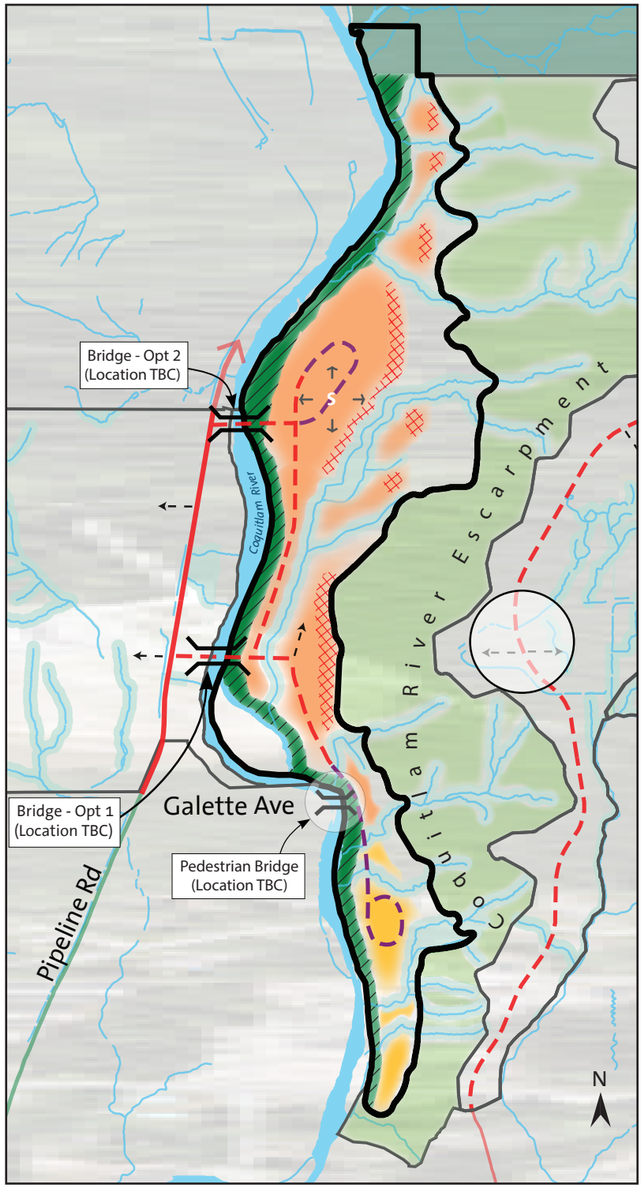


FIGURE 27: RIVERWALK AREA PERSPECTIVE

FIGURE 28: RIVERWALK LAND USE OVERLAY AND CONCEPTUAL ROAD NETWORK



KEY

Potential Neighbourhood Planning Area Boundary

Coquitlam River

GENERAL

Single Family and Townhousing Mix

Single Family, Townhousing and Apartment Mix

SPECIAL SITE CONDITIONS

Apartment Opportunity

Natural Area

Coquitlam River Trail System

SCHOOLS

Elementary school

ROAD NETWORK

Existing Collector

Conceptual Collector

Optional Conceptual Connection

Conceptual Local Connections

Existing Arterial

Existing Collector

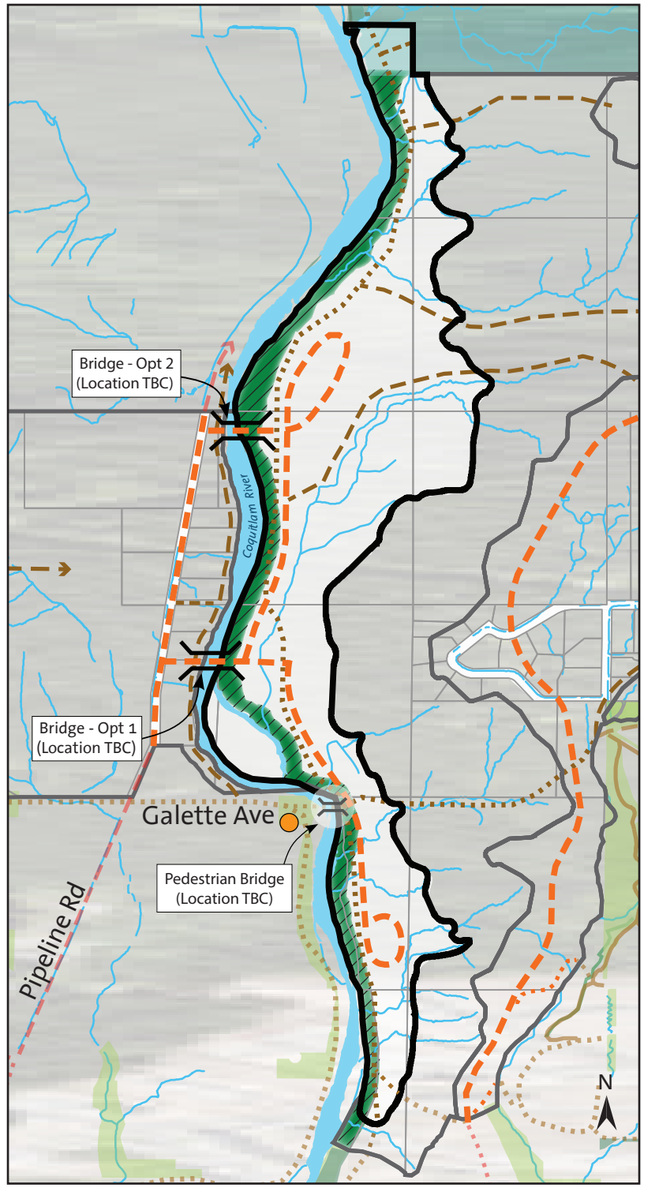
Potential Bridge Option

Potential Pedestrian Bridge Option

DISCLAIMERS / NOTES:

- Land Use Designations are conceptual and will be defined through neighbourhood planning.
- The ultimate development potential of the NBV Area will be contingent on completing further assessments by (1) qualified environmental professionals to assess setbacks in accordance to the Riparian Area Regulation for all watercourses, and (2) qualified engineering professionals to assess debris runout areas, crest of slope setbacks, the Coquitlam River Floodplain and ditches.
- The process to determine the ultimate location of the Coquitlam River crossings that connects Pipeline Road to the Riverwalk Lands will be conducted at the neighbourhood plan level and include a multidisciplinary approach (e.g., network connectivity, environmental impacts, financial costs, utility connections).
- The actual location of conceptual local access roads and connections will be determined through the land development process.
- Existing local roads are provided for context only. These roads and their alignments may change depending on redevelopment proposals.
- The information presented may not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

FIGURE 29: RIVERWALK CONCEPTUAL PEDESTRIAN, BICYCLE & TRAIL NETWORK



KEY

Potential Neighbourhood Planning Area Boundary

Watercourses

Coquitlam River

BICYCLE, TRAIL & PARK FEATURES

Inside the NBV Area

Coquitlam River Trail System

Potential Bridge Option

Potential Pedestrian Bridge Option

Conceptual Bicycle Routes

Conceptual Trails

Approved Trails
(OCP/Master Trail Plan)

Outside the NBV Area

Existing Park Outside the NBV Area

Galette Park

Conceptual Bicycle Routes

Approved Bicycle Routes (per OCP)

Existing Trails

Conceptual Trails

Approved Trails
(OCP/Master Trail Plan)

DISCLAIMERS / NOTES:

- Trails and bicycle routes identified as conceptual will require additional analysis at the neighbourhood plan and OCP amendment stage to determine their feasibility.
- The process to determine the ultimate location of the Coquitlam River crossings that connects Pipeline Road to the Riverwalk Lands will be conducted at the neighbourhood plan level and include a multidisciplinary approach (e.g., network connectivity, environmental impacts, financial costs, utility connections).
- The information presented may also not reflect the exact location of all watercourses, and other unknown watercourses may not be identified. This map only displays/ portrays major pedestrian/bicycle water stream crossings. Additional crossings may be needed/required as part of the neighbourhood planning or development review process.

Schools

A school site for this area is designated in the OCP and is shown on the Riverwalk Land Use Overlay (Figure 28, page 32). SD43 has identified the need for this school site, and the specific location will be determined through neighbourhood planning based on siting and size requirements identified in the *Riverwalk Development Agreement*. In addition, based on policy direction from the *Parks, Recreation and Culture Master Plan*, there is an opportunity for the City and SD43 to work together to identify indoor community space for the area.

5.3.4 Road and Trails

Conceptual Road Network

The Riverwalk area will be accessed by a bridge crossing the Coquitlam River. The Conceptual Road Network (Figure 28, page 32) identifies two potential bridge location options, with only one crossing being required. The southern location is identified in the OCP, while the northern location was identified through the NBV process as an alternate route.

The OCP also identifies a bridge crossing the Coquitlam River in the vicinity of Lincoln Avenue. The City's priority Coquitlam River crossing is the Lincoln Avenue Bridge. Approvals for the Riverwalk Bridge should not compromise the City securing the Lincoln Avenue crossing.

Under the Development Agreement, all approvals required to construct the Riverwalk Bridge will need to be granted prior to proceeding with the preparation of a neighbourhood plan. As per the Development Agreement, the developer is responsible for all costs associated with bridge construction. The Development Agreement includes other requirements to be addressed through neighbourhood planning, including the requirement for the provision of an emergency access route into and out of the area (as per Schedule E of the Development Agreement).

Conceptual Pedestrian, Bicycle & Trail Network

The City's *Master Trail Plan* identifies a future trail along the east side of the Coquitlam River. As noted in Section 4.5, this future trail is also identified in the OCP and in the Metro Vancouver *Northeast Sector Recreational Greenway Plan* as an important network connection to Pinecone Burke Provincial Park. A pedestrian bridge crossing the Coquitlam River is planned to provide an east-west connection to Galette Park (Figure 29, page 32). To the north, the Riverwalk Bridge should also accommodate pedestrians and bicycles. East-west trails will connect Riverwalk to adjacent areas, including Hazel-Coy to the east, and Goodyear Creek to the west. Trails internal to the area will also provide connections to Pinecone Burke Provincial Park. Though not identified in Figure 29, the location of any bicycle or pedestrian access points into the park will be confirmed with the BC Ministry of Environment through the neighbourhood planning process. Identification of primary access points will need to be supported by a parking strategy that addresses the impacts posed by park visitors parking in the residential areas south of the Provincial Park.

5.3.5 Utilities

The *Riverwalk Development Agreement* identifies the servicing requirements that are to be secured in advance of the preparation of a neighbourhood plan. An overview of key utility considerations is provided below:

Water

The area is serviceable with the addition of a connection to the Metro Vancouver Regional Bulk supply watermain. Specifically, a proposed watermain is required across the Coquitlam River to be aligned with the bridge crossing (see Figure 16, page 22).

Sanitary

To service the Riverwalk area, sanitary capacity upgrades are required along Hockaday Street. Direct sanitary service could be provided by a sewer main across the Coquitlam River at the southern end of the area (Figure 17, page 23). Preliminary servicing analysis also indicates the potential need for a pump station to service a portion of the area, which will need to be confirmed through a detailed utility servicing plan.

Drainage

Riverwalk is located within the Coquitlam River Watershed, with drainage flowing to the Coquitlam River (see Figures 18 & 19, pages 24 & 25). To manage these flows, a Sub Area Integrated Watershed Management Plan (IWMP), general drainage catchments and stormwater treatment facilities will be required to accommodate drainage flows and meet legislated standards. The Sub Area IWMP is required to be completed in advance of neighbourhood planning (see Section 6.1).

FIGURE 30: ARTISTIC ILLUSTRATION OF THE RIVERWALK AREA

5.4 Hazel-Coy

5.4.1 Overview

The Hazel-Coy area (Figure 31) is about 70 hectares (175 acres) in size and is bounded by Hyde Creek to the south and east, steep sloping escarpments to the west, and Pinecone Burke Provincial Park to the north. The developable land area is approximately 40 hectares (100 acres); however, this will need to be confirmed through detailed site and geotechnical analysis due to steep slopes and watercourses throughout the area. Subject to confirmation of the developable land area, there is potential for 950 housing units and a population of 2,750.

The area is characterized by sloping topography with gradients rising approximately 200-metres in elevation, starting from the north end of Oxford Street and ending where Harper Road and the Port Coquitlam & District Hunting & Fishing Club interface with Pinecone Burke Provincial Park. The area includes the Hyde Creek Tributaries and a low density suburban residential community dating to the 1950s and 1960s.

The area is accessible via future extensions of Coast Meridian Road and Oxford Street, and is a short drive to the planned Partington Creek Neighbourhood Centre, which is to be the future primary commercial and civic hub for Burke Mountain residents.

5.4.2 Placemaking

Through the provision of parks, trails, a Community Node, and publicly-accessible viewpoints and spaces, the area's character and sense of place can be established by recognizing the area's natural amenities and history, including logging, traces of a timber rail line and early settlement activity.

Natural amenities include Hyde Creek and Pinecone Burke Provincial Park. These amenities, along with the local history, provide opportunities for educational and interpretive experiences around the area's logging history and Hyde Creek's role as a salmon-bearing watercourse. Publicly-accessible viewpoints at higher elevations provide further opportunities to define the area's character.

Pinecone Burke Provincial Park borders the northern boundary of the Hazel-Coy area (Figure 32), and is an important natural amenity for hiking and mountain biking. Consultation with the BC Ministry of Environment, the agency responsible for the Pinecone Burke Provincial Park management plan and implementation, will be required as part of the neighbourhood planning process to identify and formalize park access, and to identify land use transitions between the park and the Hazel-Coy area.

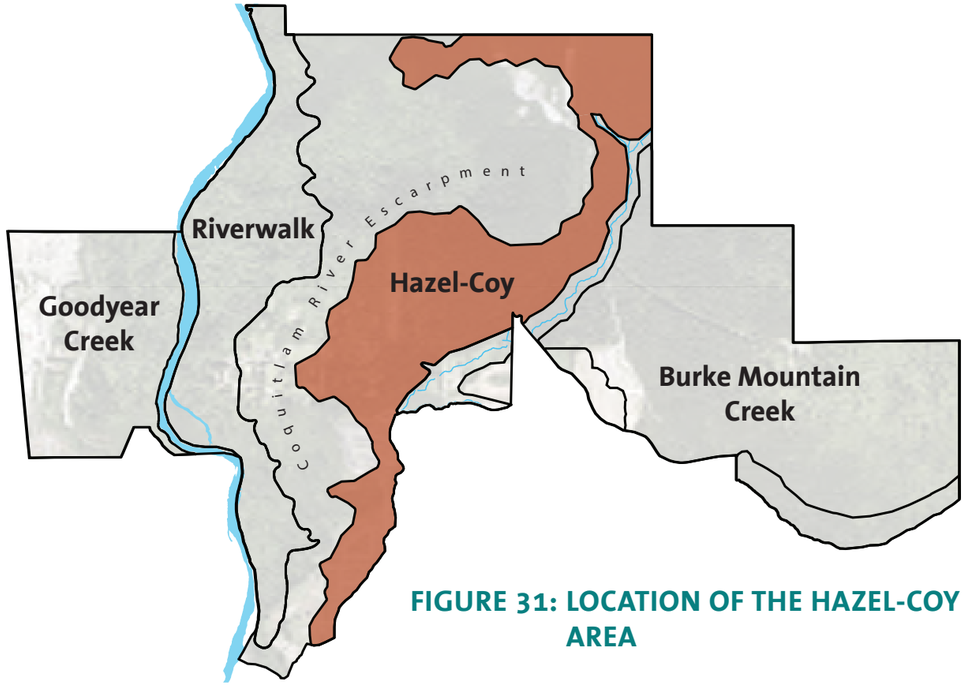


FIGURE 31: LOCATION OF THE HAZEL-COY AREA

5.4.3 Land Use

Residential

The area will include a mix of single family homes and townhousing (see Figure 33, page 35). Neighbourhood planning will need to consider the topography of steep slopes, debris runout areas and potential flooding hazards in siting residential development. Minimizing the height and use of retaining walls and the use of extensive earthworks (i.e., cut and fill) can be achieved through neighbourhood layout and building design.

As identified in the Hazel-Coy Land Use Overlay, there are areas in Hazel-Coy where, due to numerous watercourses, constrained sites and steep slopes (such as the area south of the Provincial Park entry point and the area that lies between the Hyde Creek Tributaries), townhousing development is more likely. Townhouse development allows for flexible site design and minimized retaining wall heights and extensive site grading (i.e., cut and fill). The remainder of the area should include a mix of single family homes and townhousing.

Existing homes are built around Hazel Avenue, Coy Avenue and Martin Street, so flexible infill housing options (e.g., duplex, triplex, quadruplex and townhousing) should be considered to allow for, where possible, portions of these properties to develop while retaining the existing residences. Through neighbourhood planning, consideration should also be given to the long-term build-out of the area to ensure that new development does not result in orphaned lots or limit opportunities to establish the road network (collector and local).

Recreation and Tourism Opportunity

The NBV designates the northern portion of the Hazel-Coy area for 'Recreation and Tourism' uses where it borders Pinecone Burke Provincial Park. This area will serve as a soft edge and land use transition between the Provincial Park and neighbourhood development. Recreational and tourism amenities and activities should enhance the enjoyment of the natural area and have no adverse impacts (e.g., noise) to the Provincial Park or the area to the south.

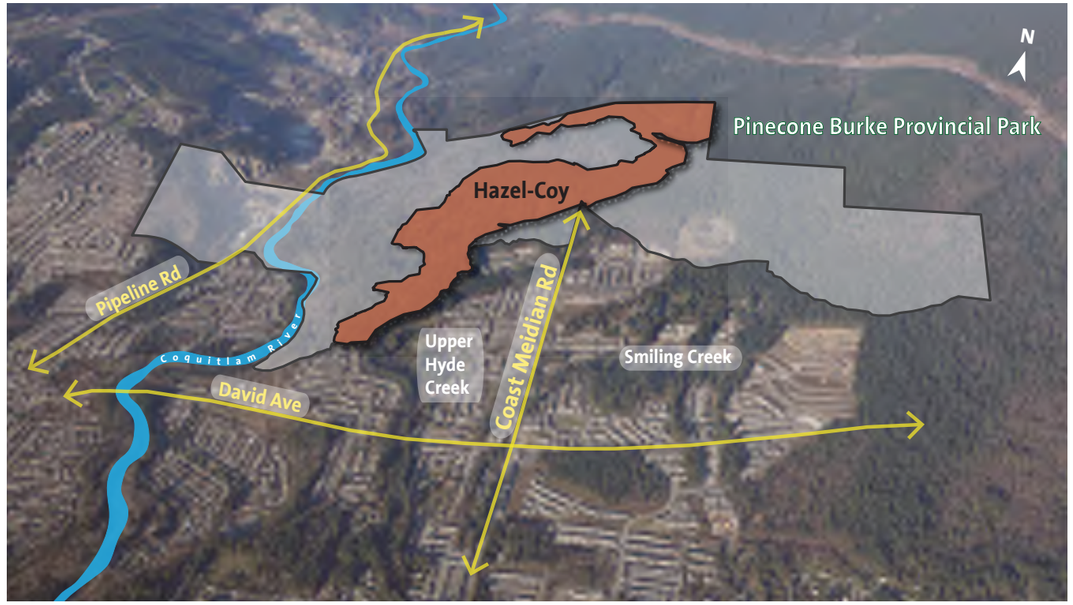
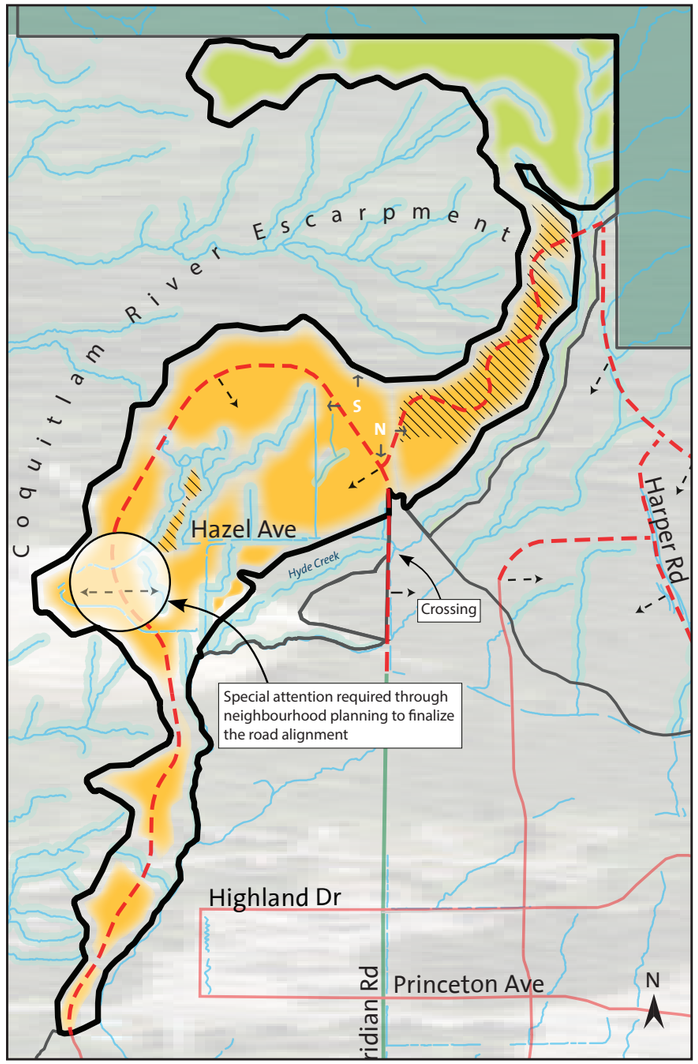


FIGURE 32: HAZEL-COY AREA PERSPECTIVE

FIGURE 33: HAZEL-COY LAND USE OVERLAY AND CONCEPTUAL ROAD NETWORK



KEY

Potential Neighbourhood Planning Area Boundary

GENERAL

Single Family and Townhousing Mix

SPECIAL SITE CONDITIONS

Townhousing Opportunity

Recreation/Tourism Opportunity

COMMUNITY NODES AND SCHOOLS

Node: Commercial, Civic and Medium Density Opportunities

Elementary school

ROAD NETWORK

Conceptual Collector

Existing Arterial

Existing Collector

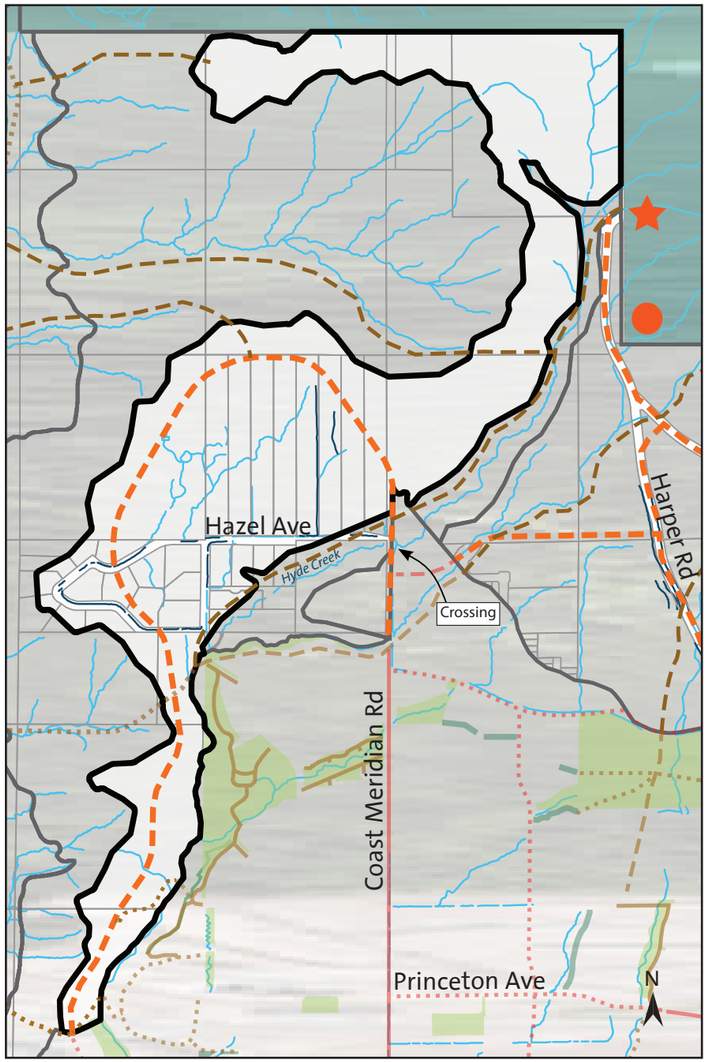
Conceptual Local Connections

Special attention required through neighbourhood planning to finalize the road alignment.

DISCLAIMERS / NOTES:

- Land Use Designations are conceptual and will be defined through neighbourhood planning.
- The ultimate development potential of the NBV Area will be contingent on completing further assessments by (1) qualified environmental professionals to assess setbacks in accordance to the Riparian Area Regulation for all watercourses, and (2) qualified engineering professionals to assess debris runout areas, crest of slope setbacks, the Coquitlam River Floodplain and ditches.
- The actual location of conceptual local access roads and connections will be determined through the land development process.
- Existing local roads are provided for context only. These roads and their alignments may change depending on redevelopment proposals.
- The information presented may not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

FIGURE 34: HAZEL-COY CONCEPTUAL PEDESTRIAN, BICYCLE & TRAIL NETWORK



KEY

Potential Neighbourhood Planning Area Boundary

Watercourses

Ditches

BICYCLE, TRAIL & PARK FEATURES

Inside the NBV Area

Conceptual Bicycle Routes

Conceptual Trails

Approved Trails (OCP/Master Trail Plan)

Outside the NBV Area

Existing Park Outside the NBV Area

Existing Bicycle Routes

Conceptual Bicycle Routes

Approved Bicycle Routes (per OCP)

Existing Trails

Conceptual Trails

Approved Trails (OCP/Master Trail Plan)

Potential Primary Park Entry - Pedestrian and Potential Vehicle Access

Potential Neighbourhood Park Entry - Pedestrian Access Only

DISCLAIMERS / NOTES:

- Trails and bicycle routes identified as conceptual will require additional analysis at the neighbourhood plan and OCP amendment stage to determine their feasibility.
- The information presented may also not reflect the exact location of all watercourses, and other unknown watercourses may not be identified. This map only displays/ portrays major pedestrian/bicycle water stream crossings. Additional crossings may be needed/required as part of the neighbourhood planning or development review process.

The area is characterized by steep slopes (over 20%), so recreational or tourism uses will need to take topographic conditions into account, and could include a wildlife sanctuary, a retreat or outdoor activities. These types of uses will provide recreational and tourism opportunities for the area, city and region.

Through the neighbourhood planning process, recreational and tourism opportunities should be explored with the BC Ministry of Environment.

Community Node

Neighbourhood services will be concentrated in a Community Node situated in proximity to Coast Meridian Road. The node will serve as a transit hub and focal point of the area, as well as for the northern portions of the Upper Hyde Creek and Smiling Creek neighbourhoods. Given the area's proximity to the Partington Creek Neighbourhood Centre, commercial and service uses should focus on meeting the day-to-day shopping and service needs of area residents, e.g., daycare, small restaurants and personal services. The Community Node can also help to establish a character or identity for the area, and contribute to a sense of place for residents and visitors alike.

Schools

SD43 has identified the need for an elementary school site in the area. The specific location will be determined through neighbourhood planning, with consideration given to establishing a connection between the school site with the Community Node. Elementary school sites are typically required to be 6 acres (2.5 hectares) in size and relatively flat to support a sports field and other recreational uses. In addition, based on policy direction from the *Parks, Recreation and Culture Master Plan*, there is an opportunity for the City and SD43 to work together to identify indoor community space for the area.

The potential for a private school, involving the BC Christian Academy Society, will also be confirmed through neighbourhood planning.

5.4.4 Road and Trails

Conceptual Road Network

Primary access into the area will be provided by the extension of Coast Meridian Road (Figure 33). Coast Meridian Road will transition from an arterial road to a collector road north of Harper Road. The extension of Coast Meridian across Hyde Creek will require a bridge or large culvert structure. Detailed design work will need to be undertaken to confirm the requirements of this crossing.

As currently identified in the OCP, Oxford Street will serve as a secondary access point into the area. The extension of Oxford Street will help to manage traffic flows on Coast Meridian Road and throughout the overall NBV Area. Oxford Street will also serve as an alternate emergency vehicle access route for the area. Through neighbourhood planning, special attention will be required to finalize the alignment of the collector road as it extends past Coy Avenue. This will involve collaborating with land owners, assessing the condition of watercourses and planning infill development to reduce the number of watercourse crossings while taking into account the location of existing homes.

The northeastern portion of the area will be accessed by a collector road that, subject to confirmation from the BC Ministry of Environment, may also serve as the primary access point into Pinecone Burke Provincial Park. This collector road will require switchbacks to limit the road gradient to a maximum of 12%. The extension of this collector road across Hyde Creek to Conifer Drive in the Burke Mountain Creek potential neighbourhood planning area, just south of the Provincial Park, will need to be confirmed through neighbourhood planning.

Conceptual Pedestrian, Bicycle & Trail Network

Trail connections are provided to the Coquitlam River, Hyde Creek and along Oxford Street to the south. A potential pedestrian and cycling crossing of Hyde Creek on Coast Meridian Road (see Figure 34) provides an opportunity to serve as a trail connection to the Upper Hyde Creek and Smiling Creek neighbourhoods. A trail connection into the Provincial Park will also be provided in the northeastern part of the area. The location of this connection will be confirmed with the BC Ministry of Environment through the neighbourhood planning process, and will need to be supported by a parking strategy that addresses the impacts posed by park visitors parking in the residential area south of the Provincial Park.

5.4.5 Utilities

Water

The majority of the area will receive water service from the Harper Reservoir and Pump Station. A utility bridge connecting Coy Avenue to Marguerite Street is required to complete the area's overall water servicing network (see Figure 16, page 22). A new reservoir is required to provide water service to the northern part of the area. As a result, a future neighbourhood plan will need to include a development phasing strategy to account for the timing of the new reservoir. In addition, the timing of the construction of the school site will need to follow the construction of the new reservoir to ensure that adequate emergency fire flows are in place. The northern portion of the area designated for recreation and tourism is above 320-metres, and therefore is beyond the boundary of the City's water servicing strategy. As a result, if water service is needed in this upper area, the City will work with the Province to consider innovative and cost effective water servicing options.

Sanitary

Sanitary sewer infrastructure requires the construction of a utility bridge to connect with the City's downstream system (see Figure 17, page 23). Other sanitary sewer connections will connect to the City's sewer infrastructure at Oxford Street and Coast Meridian Road. The existing downstream sanitary system has the capacity to accommodate urban development in this area.

Drainage

The areas with residential Land Use Overlay designations (Figure 33) are primarily located within the Hyde Creek Watershed, where drainage is managed through the *Hyde Creek Integrated Watershed Management Plan* (IWMP). These areas will drain to existing downstream infrastructure. The above-noted utility bridge across Hyde Creek will complete the drainage connection (see Figure 19, page 25). In the northern portion of the area (the recreation and tourism designated areas, Figure 33), drainage flows into the Coquitlam River Watershed and a stormwater management plan will be required (see Section 6.1).

FIGURE 35: ARTISTIC ILLUSTRATION OF THE HAZEL-COY AREA

5.5 Burke Mountain Creek

5.5.1 Overview

The Burke Mountain Creek area (Figure 36) covers about 95 hectares (235 acres) and is bounded by Hyde Creek to the west, Pinecone Burke Provincial Park to the north and east, and the Smiling Creek and Partington Creek neighbourhoods to the south. The developable land area is approximately 70 hectares (175 acres); however, this will need to be confirmed through detailed site and geotechnical analysis due to steep slopes and the number of watercourses throughout the area. Subject to confirmation of the developable land area, there is potential for 1,750 housing units and a population of 5,200. The area is characterized by sloping topography that continuously rises to 387-metres in elevation in the northeastern corner of the area. The area is intersected by the Hyde Creek, Smiling Creek and Burke Mountain Creek tributaries.

With the extension of Highland Drive and Harper Road, the Partington Creek Neighbourhood Centre will serve as the commercial, civic and recreational hub for residents.

5.5.2 Placemaking

Parks, trails, community spaces and publicly-accessible viewpoints can provide character and a sense of place for the Burke Mountain Creek area by recognizing the area's natural amenities and history.

Amenities in the area include the Hyde Creek, Smiling Creek and Burke Mountain Creek tributaries, Pinecone Burke Provincial Park and a local history stemming from the logging and timber industries. These tributaries provide an important source of food and habitat for salmon downstream, and an opportunity for educational and interpretive experiences where residents and visitors can learn about the watercourse ecology. Publicly-accessible viewpoints at higher elevations provide further opportunities to define the area's character.

Pinecone Burke Provincial Park borders the northern boundary of the Burke Mountain Creek area (Figure 37), and is a regional recreational destination for hiking and mountain biking. Providing connections between Provincial Park trails and the City's pedestrian and bicycle trail network is an important part of maintaining and enhancing recreational uses. Consultation with the BC Ministry of Environment should be undertaken during neighbourhood planning to identify and formalize trail connections into the Provincial Park, and to establish opportunities to create a soft edge and land use transition between the park and urban areas.

5.5.3 Land Use

Residential

As identified by the Burke Mountain Creek Land Use Overlay, the area will include a mix of single family homes and townhousing (see Figure 38). Through neighbourhood planning, consideration will need to be given to steep slopes and potential flooding hazards in siting residential development. Minimizing the height and use of retaining walls and the use of extensive earthworks (i.e., cut and fill) can be achieved through neighbourhood layout and building design.

Similar to Hazel-Coy, townhousing opportunities exist in steep sloped areas and constrained areas with numerous watercourses, specifically in areas adjacent to Hyde Creek, and in and around Smiling Creek and its tributaries. Townhousing is more likely in these areas, as it provides for flexibility in site design, which can minimize retaining wall heights and extensive earthworks.

Special Study Area

Several Special Study Areas have been designated in the Burke Mountain Creek area. These include:

- A fill site just north of the Smiling Creek Neighbourhood, as further work will be required to determine the geotechnical feasibility and development potential of the fill site.
- Approximately 16 hectares (40 acres) in the northeast part of the area is above 320-metres in elevation and therefore beyond the boundary of the City's water servicing strategy. As part of neighbourhood planning, the City will consider alternate water supply systems proposed by developers and land owners to service these areas.

Land use planning specific to these areas may proceed once development feasibility has been verified through further study, and will need to take into account an appropriate land use transition, including a wildfire interface, for the Special Study Areas abutting the Provincial Park.

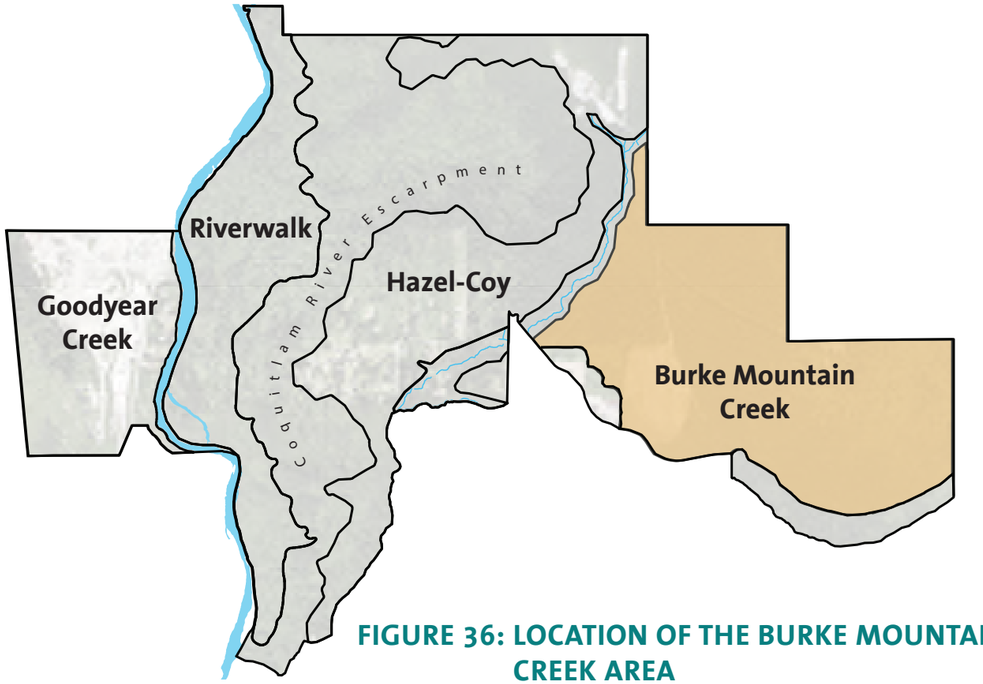


FIGURE 36: LOCATION OF THE BURKE MOUNTAIN CREEK AREA

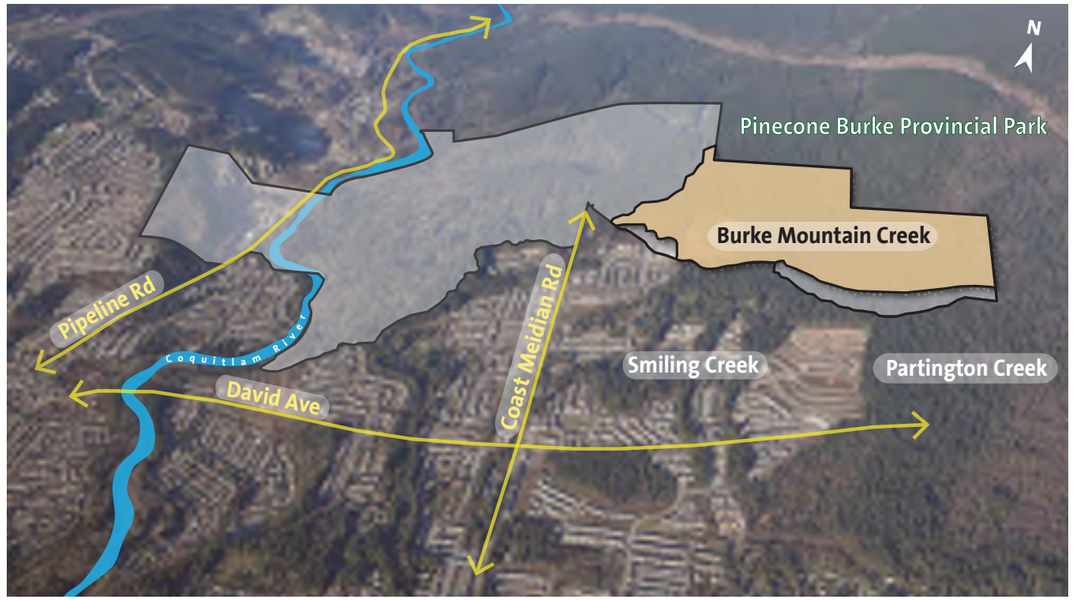
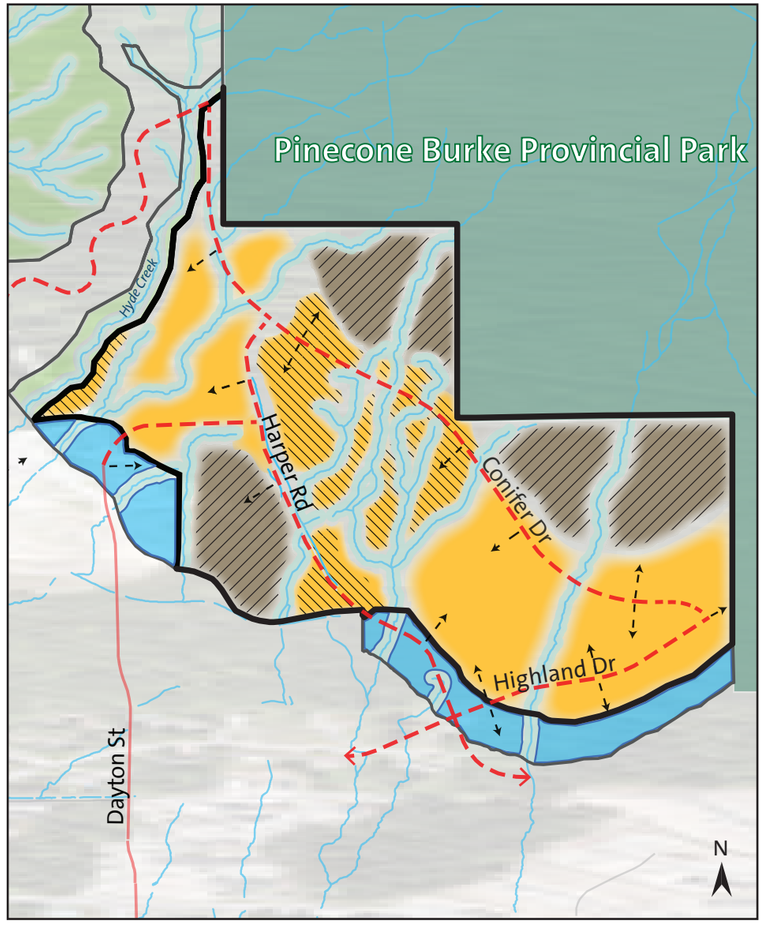


FIGURE 37: BURKE MOUNTAIN CREEK AREA PERSPECTIVE

FIGURE 38: BURKE MOUNTAIN CREEK LAND USE OVERLAY AND CONCEPTUAL ROAD NETWORK



KEY

Potential Neighbourhood Planning Area Boundary

GENERAL

Single Family and Townhousing Mix

SPECIAL SITE CONDITIONS

Townhousing Opportunity

Special Study Area

Natural Area

OCP Amendment Ready Sites

ROAD NETWORK

Conceptual Collector

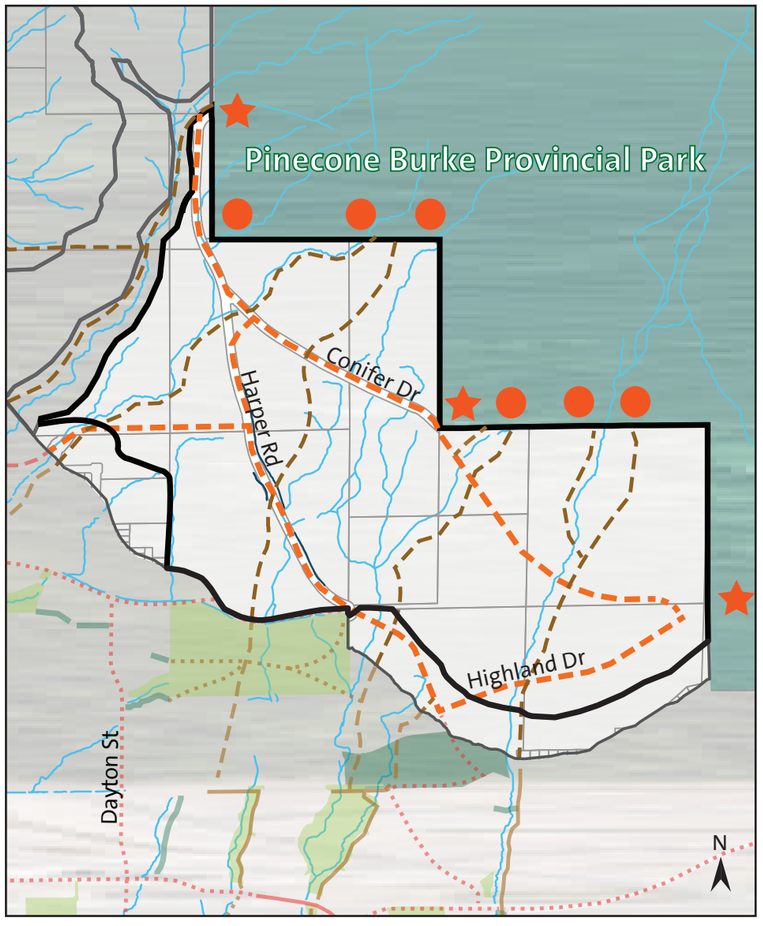
Conceptual Local Connections

Existing Collector

DISCLAIMERS / NOTES:

- Land Use Designations are conceptual and will be defined through neighbourhood planning.
- The ultimate development potential of the NBV Area will be contingent on completing further assessments by (1) qualified environmental professionals to assess setbacks in accordance to the Riparian Area Regulation for all watercourses, and (2) qualified engineering professionals to assess debris runout areas, crest of slope setbacks, the Coquitlam River Floodplain and ditches.
- The actual location of conceptual local access roads and connections will be determined through the land development process.
- Existing local roads are provided for context only. These roads and their alignments may change depending on redevelopment proposals.
- The information presented may not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

FIGURE 39: BURKE MOUNTAIN CREEK CONCEPTUAL PEDESTRIAN, BICYCLE & TRAIL NETWORK



KEY

Potential Neighbourhood Planning Area Boundary

Watercourses

Ditches

BICYCLE, TRAIL & PARK FEATURES

Inside the NBV Area

Conceptual Bicycle Routes

Conceptual Trails

Outside the NBV Area

Existing Park Outside the NBV Area

Approved Parks (per OCP)

Conceptual Bicycle Routes

Approved Bicycle Routes (per OCP)

Existing Trails

Conceptual Trails

Approved Trails (OCP/Master Trail Plan)

Potential Primary Park Entry - Pedestrian and Potential Vehicle Access

Potential Neighbourhood Park Entry - Pedestrian Access Only

DISCLAIMERS / NOTES:

- Trails and bicycle routes identified as conceptual will require additional analysis at the neighbourhood plan and OCP amendment stage to determine their feasibility.
- The information presented may also not reflect the exact location of all watercourses, and other unknown watercourses may not be identified. This map only displays/ portrays major pedestrian/bicycle water stream crossings. Additional crossings may be needed/required as part of the neighbourhood planning or development review process.

5.5.4 Road and Trails

Conceptual Road Network

Primary access into the Burke Mountain Creek area will be provided where Harper Road and Highland Drive intersect (see Figure 38, page 38). Other access points include Dayton Street, which will connect to Harper Road. Harper Road may serve as the primary entry point into Pinecone Burke Provincial Park, with three potential access points into the park. The preferred access point will need to be confirmed with the BC Ministry of Environment as part of the neighbourhood planning process.

Conifer Drive is an important internal collector road connecting Highland Drive and Harper Road. The need for the extension of Conifer Drive across Hyde Creek to the Hazel-Coy area, just south of the Provincial Park, will be confirmed through neighbourhood planning.

Conceptual Pedestrian, Bicycle & Trail Network

The Conceptual Pedestrian, Bicycle & Trail Network connects with existing and planned trails in the Smiling Creek and Partington Creek neighbourhoods, and extends north to Pinecone Burke Provincial Park. Six potential pedestrian access points from the Burke Mountain Creek area into the Provincial Park are shown in Figure 39 (page 38). The location and number of bicycle and/or pedestrian access points into the Provincial Park will need to be confirmed with the BC Ministry of Environment as part of the neighbourhood planning process, and will need to be supported by a parking strategy to address the impacts posed by park visitors parking in areas where direct trail access to the Provincial Park is provided.

5.5.5 Utilities

Water

A new water reservoir and pump station will be required to provide water service to the Burke Mountain Creek area below 320-metres in elevation (see Figure 16, page 22). While the location of the new reservoir has yet to be determined, it will need to be at an elevation of 350-metres or above. An additional pressure zone is required to serve the designated Special Study Areas above the 320-metre elevation. As noted in Section 5.5.3, the City's water servicing strategy does not envision water service above 320-metres. As a result, the City will consider innovative and cost effective water servicing strategies proposed by developers through the neighbourhood planning process.

Sanitary

The existing downstream sanitary system has the capacity to accommodate urban development in this area. However, two future sanitary sewer mains are required at the southern edge of the area to establish connections and tie into the Smiling Creek and Partington Creek neighbourhood sanitary sewer systems (see Figure 17, page 23).

Drainage

The area lies within the Hyde Creek and Partington Creek watersheds, and Integrated Watershed Management Plans are in place for both. Drainage from the area will be diverted downstream to the Partington Creek drainage catchment, with a future diversion main required to establish the connection (see Figure 19, page 25). No downstream upgrades to the existing trunk infrastructure are required with the exception of additional pipes to divert flows to the Partington Creek catchment.

FIGURE 40: ARTISTIC ILLUSTRATION OF THE BURKE MOUNTAIN CREEK AREA

6 IMPLEMENTATION & PHASING

The NBV will guide City Council, staff, area landowners, residents, the community at-large and other agencies with respect to future neighbourhood planning, utility infrastructure planning and ultimately development within the NBV Area. The NBV will be implemented through a range of statutory and non-statutory mechanisms available to the City. Implementation will be through the phasing and preparation of subsequent neighbourhood plans and OCP amendments as directed by Council.

Neighbourhood planning should be informed by the Vision Statement, Land Use Overlay, Utility Servicing Concepts, and the Road and Pedestrian, Bicycle & Trail Network Concepts. In addition, the realization of the NBV will require active community involvement at the subsequent stages of planning and development.

The following outlines mechanisms for implementation and the rationale for the phasing of neighbourhood plans in the NBV Area.

6.1 Implementation

6.1.1 Overview

This section discusses the mechanisms for implementing the NBV. The mechanisms include:

- The process for incorporating OCP Amendment Ready sites into the OCP;
- Pre-conditions that need to be met prior to preparing a neighbourhood plan;
- Neighbourhood planning requirements to address the context-specific planning issues and challenges associated with the NBV Area;
- Studies that will support the realization of the Vision Statement, guiding principles, guidelines and policies of the NBV; and
- Environmental protection measures, such as riparian area assessment and a tree windfirm strategy.

6.1.2 OCP Amendment Ready Sites

The Land Use Overlay identifies seven sites along the southern edge of the NBV Area as 'OCP Amendment Ready' that were determined earlier in the visioning process. Given the location and access to existing utility servicing, these sites can directly proceed to an OCP amendment application and, if approved, will be incorporated into approved neighbourhood plans. Following Council's resolution on November 21, 2016:

- Development of OCP Amendment Ready sites will be initiated though an OCP amendment application, and will follow the standard development planning application and review process;
- OCP amendments will be required to ensure associative planning policies are applied as neighbourhood plan boundaries are extended;
- The *Northeast Coquitlam OCP Amendment Application Assessment Criteria*, which guides OCP amendment applications in Northeast Coquitlam, will be applied;
- Application review process will ensure that new development is planned to provide appropriate capacity to facilitate road and utility access to meet future demand upstream to sites beyond; and,
- Development of the local road network will be coordinated to verify feasibility and connectivity of the future road network with the NBV.

6.1.3 Neighbourhood Planning Pre-conditions

The Goodyear Creek and Riverwalk potential neighbourhood planning areas have pre-conditions that will need to be met before neighbourhood planning is initiated. The pre-conditions for each area include:

Goodyear Creek

- The Goodyear Creek area is currently outside the Metro Vancouver UCB. As noted in Coquitlam's *Regional Context Statement*, as quarry resources are exhausted along the Pipeline Road corridor, an amendment process to the UCB could be pursued following a land use study. The NBV is a first step in this process.
- A Sub Area Integrated Watershed Management Plan is required. IWMPs were previously completed for the Hyde Creek Watershed (2004) and Partington Creek Watershed (2011). IWMPs will need to be prepared for the Goodyear Creek subwatershed of the Coquitlam River.

Riverwalk

- Like Goodyear Creek, an IWMP will need to be prepared for the Riverwalk subwatershed of the Coquitlam River.
- The Riverwalk Lands are subject to the *Riverwalk Development Agreement*, which outlines the following pre-conditions that must be satisfied prior to neighbourhood planning:
  - Securing bridge access across the Coquitlam River;
  - Securing sanitary sewer access across the Coquitlam River;
  - Preparing a Conceptual Water Servicing Plan for the area; and
  - Working with SD43 to reserve a school site in the area.

6.1.4 Neighbourhood Planning

For each potential neighbourhood planning area identified in Section 5, a neighbourhood plan, subject to Council's endorsement, will be required. The NBV serves as a policy framework to guide the preparation of these plans in an efficient and timely manner. In preparing neighbourhood plans, due regard should be given to the following:

- Consistency of the proposed neighbourhood plan to the 'spirit and intent' of the Vision Statement, as well as Guiding Principles, guidelines, and policies of the NBV; and
- Conformity of the proposed neighbourhood plan to the broad policy direction of the OCP.

Neighbourhood Plan Requirements

Following the format of approved documents, neighbourhood plans for the NBV Area should provide the following policy direction:

- **A Vision and Principles** that show the relationship to the NBV.
- **General Land Use Policies and a Land Use Concept** that is informed by the NBV and identifies land use designations and associative policies.
- **Parks, Recreation and Open Space** policies that incorporate active and passive parks and open spaces within the neighbourhood plan area, contribute to the area's livability and complement the network of greenways and trails through collaboration with the City's Parks, Recreation and Culture Department.
- **Transportation and Utilities** policies that are informed by the NBV Conceptual Road, Utilities and Pedestrian, Bicycle & Trail Networks.
- **Development Permit Areas for the Community Nodes** and other specific areas if deemed necessary through the neighbourhood planning process.

In addition to the above, the context in which the potential neighbourhood planning areas are situated requires additional analysis to be undertaken as part of any future neighbourhood planning process.

Neighbourhood Form and Layout

Designing a neighbourhood by considering its form and layout can assist in creating a unique 'sense of place' in the NBV areas while enhancing safety and security, social interaction and environmental protection. With some of the most challenging topography in Coquitlam, the NBV Area's steep and mountainous topography will define each neighbourhood's development pattern.

To address these conditions, the City's Geographical Information System (GIS) platform, including the use of LiDAR data, provides an opportunity to consider the implications of land use designations from an axonometric perspective. In other words, as part of neighbourhood planning, land use designations can be analyzed from a bird's-eye view or three-dimensional perspective, rather than from a standard two-dimensional plan view.

Figure 41 (page 41) provides an illustrative example of an axonometric perspective. In this manner, 'what-if' land use scenarios can be evaluated, from a three dimensional perspective, with respect to how the land use designations and infrastructure integrate into the natural slope of the topography, and the resulting impact to the natural terrain.

Using the City's GIS platform, the following design measures should be considered through neighbourhood planning and site design:

- **Significant Natural Features:** Identify significant natural features in the early stages of the neighbourhood planning process and establish appropriate mechanisms to protect them where it is safe and practical to do so. Watercourses beyond those referenced in the OCP may be identified at the development application stage, and further evaluation may be needed at that time to determine fish and wildlife habitat values.
- **Sensitive Site Design:** Consider land use designations and sensitive neighbourhood design that responds to the natural topography of the area, including environmental factors and natural constraints. The landform on which neighbourhoods are built should be analyzed to ensure safe and practical accesses are established and that hydrologic, environmental and geological impacts are mitigated. When adjacent to steep slopes and/or watercourses, geotechnical setbacks and vegetation protection measures will be established to separate development from potentially hazardous and sensitive natural areas.
- **Plan with the Slope**: Preserve the natural topography of the hillside by considering the slope through neighbourhood planning and minimizing cut and fill excavations. Consideration should be given to:
  - **Terraced Development:** Higher density land use designations (e.g., townhouses, low-rise apartments) can be set into the hillside to help to take up the slope and reduce the need for retaining walls and site grading.
  - **Retaining Walls:** Where retaining walls are required, their structure and design will consider both the physical and visual impact on adjacent properties and natural areas. Wall design will ensure that walls are stepped to minimize height, appropriately landscaped to minimize maintenance issues, and have adequate access for ease of long-term maintenance.
  - **Drainage:** Geotechnical studies will be undertaken in the preliminary stages of neighbourhood planning and site design to understand the existing soil conditions, impact on surface drainage flows and the potential for erosion. The City's Integrated and Sub Area Integrated Watershed Management Plans and *Stormwater Policy and Design Manual* will be used as guidance to address these issues.

These neighbourhood design measures will help to further mitigate the impacts of development on environmental features and the natural topography of the NBV Area.

Neighbourhood development and site design should also follow the policies and guidelines of Part 4 of the OCP and the *Guide to Best Site Development Practices*. Using these documents to guide site design and building placement, key issues like site topography, site grading and retaining walls, drainage and sediment control, and servicing infrastructure can be addressed to minimize the impacts of topography.

Wildfire

Through neighbourhood planning, policies should be established for each area to address the risk of property damage from possible wildfires in adjacent forested areas.

The occurrence of wildfires in interface areas poses a risk to homes through damage from heat radiation, direct flame contact and/or airborne embers. A detailed risk assessment, combined with wildfire mitigation policy measures, can help manage these risks in areas that border the wildfire interface. The Interface Wildfire Risk Management polices in the *Partington Creek Neighbourhood Plan* provide the foundation for wildfire mitigation policy development for areas in the NBV, and will be implemented through the preparation of neighbourhood plans.

Wildlife

To reduce the potential risk for encounters between residents and wildlife, and human-wildlife conflicts, policies should be developed for each area at the neighbourhood planning stage.

Through neighbourhood planning, the following measures should be addressed:

- Consider the safe movement of wildlife through design of the local road network, including bridge and culvert design;
- Protection of wildlife habitat to be identified through Sub Area Integrated Watershed Management Plans; and

FIGURE 41: AXONOMETRIC ILLUSTRATION

- Incorporate policies building on the City's 'Bear Smart' designation, with a focus on improving solid waste management and landscaping strategies to reduce the potential for attracting wildlife into residential areas.

Pinecone Burke Provincial Park Parking Studies

As noted in Section 5, due to the proximity of the park to the Riverwalk, Hazel-Coy and Burke Mountain Creek areas, parking studies should be undertaken as part of neighbourhood planning to address the impacts posed by park visitors parking where direct trail access is provided within these areas. The studies should include a high-level assessment to determine the parking needs required by different Provincial Park user groups.

Servicing Assessments

As part of the neighbourhood planning process, servicing assessments will be completed. Servicing assessments provide a high-level summary of estimated costs and proposed funding sources for the infrastructure works (e.g., transportation improvements and utilities) and parks that are needed to support developing areas. The servicing assessment will be informed by the *Northwest Burke Vision Financial Analysis Paper* and the Utility Servicing, Road Network, and Pedestrian, Bicycle & Trail Network Concepts.

6.1.5 Other Studies

In addition to the above-noted neighbourhood planning requirements, other studies and strategies will support planning and development in the NBV Area and beyond. These include:

Northeast Recreation Services Strategy

In order to assess the need for civic facilities in the NBV Area, the Parks, Recreation and Culture Department will be undertaking a Northeast Recreation Services Strategy. The strategy will look at the recreation service needs for all of Northeast Coquitlam. The creation of the strategy will be guided by the population level estimates identified in the *Northwest Burke Vision – Phase 2 Report Land Use, Access & Servicing*, and will be refined through neighbourhood plans.

Tourism Strategy

The NBV Area's proximity to Pinecone Burke Provincial Park and the Partington Creek Neighbourhood Centre presents excellent tourism opportunities unique to Coquitlam. As previously noted, the BC Ministry of Environment is preparing a management plan for the Provincial Park which will continue to explore potential park uses. The City will work with the Ministry of Environment, residents and stakeholders as the management plan is further developed. The City will proceed to develop the NBV Area to support future park uses, such as hiking, mountain biking and nature retreats that will be attractive to both residents and Provincial Park visitors.

6.1.6 Riparian Assessment Areas

Watercourses, and land within a certain distance of a watercourse, are protected by federal and provincial legislation through the *Fish Protection Act* and the *Riparian Areas Regulation* (RAR). This legislation calls on local governments to protect riparian areas during development by ensuring that either a Qualified Environmental Professional (QEP) conducts a science-based assessment of proposed activities and determines appropriate site-specific setbacks (Detailed Assessment Method) or, alternatively, that a standard setback is applied (Simple Assessment Method).

The RAR protects the features, functions and conditions that are vital for maintaining watercourse health and productivity, including:

- Sources of large organic debris, such as fallen trees and tree roots;
- Areas for watercourse channel migration;
- Vegetative cover to help moderate water temperature;
- Provision of food, nutrients and organic matter to the watercourse;
- Watercourse bank stabilization; and
- Buffers for watercourses from excessive silt and surface run-off pollution.

All watercourses in Coquitlam are subject to a 30-metre Riparian Assessment Area (RAA), measured according to the City's *Zoning Bylaw* and the Provincial RAR.

If a proposed new development is either wholly or partially within the RAA, the development applicant has a choice of applying the Simple or the Detailed Assessment Method to determine the size of the watercourse Streamside Protection and Enhancement Area (SPEA) setback.

The Simple Assessment Method sets a standard SPEA setback adjacent to a watercourse, measured from the top of the bank, that links aquatic to terrestrial ecosystems and where development is not permitted (Figure 42a). In contrast, the Detailed Assessment Method uses a QEP and field assessments to identify a site-specific SPEA setback from within the RAA as measured from the high water mark (Figure 42b). The final SPEA setback will vary based on the QEP findings, and additional setbacks for windfirm tree and/or geotechnical considerations may also apply.

Watercourse Protection Development Permit

Watercourses within the *Northeast Coquitlam Area Plan*, including the Hazel-Coy, Burke Mountain Creek and Riverwalk potential neighbourhood planning areas, are within a Watercourse Protection Development Permit Area as per the OCP. Therefore, development occurring in these areas triggers a Watercourse Protection Development Permit and ensures the review of proposed development within 50-metres of the top-of-bank of a watercourse under the Riparian Areas Regulation (RAR) provisions of the *Zoning Bylaw*.

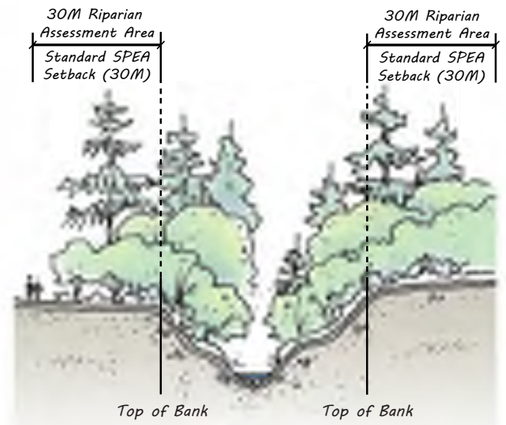
As part of neighbourhood planning for the Goodyear Creek area, the OCP will be updated to include Goodyear Creek in the Watercourse Protection Development Permit Area.

Windfirm Trees

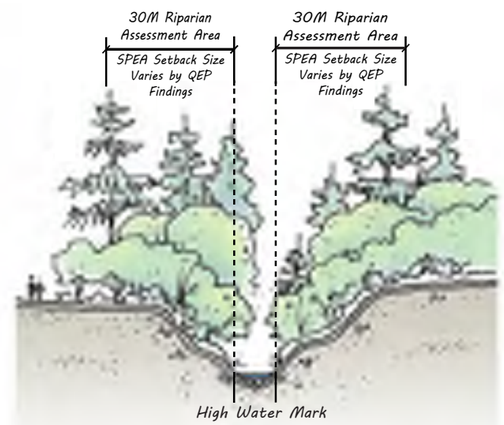
As development occurs adjacent to SPEAs, previously stable stands of trees are prone to becoming unstable and hazardous. These hazardous conditions are further exacerbated by severe weather and strong winds, which can blow trees over and cause other trees to become unstable. In response, the City is reviewing the management, monitoring and maintenance of SPEAs, including potentially hazardous trees within and adjacent to the SPEA. The City will work with stakeholders to explore current SPEA ownership practices and the possibility of establishing a mandatory SPEA maintenance period.

FIGURE 42: RAR ASSESSMENT OPTIONS

a) Simple Assessment Method



b) Detailed Assessment Method



6.2 Phasing Plan

6.2.1 Rationale and Criteria

The Northwest Burke Vision Phasing Plan guides the sequencing of neighbourhood plan preparation, and will help in providing a framework for multiple land owners to cooperatively work towards implementing the NBV.

The phasing order is determined by a set of criteria that provide the rationale for the sequencing of neighbourhood planning. Overall, the criteria reflect the City's growth priorities, which are represented by the OCP, *Strategic Transportation Plan* (STP), and the City's investment in road, utility and community infrastructure (e.g., commercial, civic and recreation amenities).

The proposed phasing of neighbourhood planning within the NBV Area is the outcome of the application of the phasing criteria. Higher phasing priority is given to potential neighbourhood planning areas that reflect more of the criteria relative to others that reflect fewer of the criteria.

The criteria for determining the phasing of neighbourhood plans include:

1. **Meet the Pre-conditions for Neighbourhood Planning:** Higher priority is given to areas located within the Urban Containment Boundary (UCB) and where Integrated Watershed Management Plans (IWMP) have been completed for areas where residential development will occur. Where areas are outside of the UCB, an amendment to the boundary, requiring Metro Vancouver approval, will be necessary prior to neighbourhood planning being initiated. As per the OCP, IWMPs or Sub Area IWMPs must be completed prior to neighbourhood planning where not already completed.
2. **Ensure Efficient and Cost-effective Extension of Utility Services:** Higher priority is given to areas where downstream utility infrastructure capacity is in place. Existing Burke Mountain neighbourhoods are identified as key urban growth priorities, and the City has made significant investments in infrastructure services (i.e., water, drainage and sewer) to support future growth in this area. Utility projects identified in the current Development Cost Charge (DCC) Program are also considered.
3. **Complete the Road Network:** Higher priority is given to areas that complete the City's planned road network, and where road network capacity is in place to service area growth. The OCP identifies existing Burke Mountain neighbourhoods as an urban growth priority for the City, which includes strengthening the road network between the neighbourhood plan areas, Pinecone Burke Provincial Park and Partington Creek Neighbourhood Centre. The STP also identifies the road network infrastructure required to facilitate and support this growth through two key Coquitlam River crossings, thereby improving overall east-west inter-community road network capacity. This includes the Eleanor Ward Bridge along David Avenue, completed in 2005, and a future bridge crossing in the vicinity of Lincoln Avenue.

   Phasing priority also considers the need to improve road and trail network access to Pinecone Burke Provincial Park, a key City and regional recreation and tourism destination. The BC Ministry of Environment is currently preparing a management plan for the park, which is a first step in enhancing park uses.
4. **Support Complete Communities/Urban Areas:** Higher priority is given to new areas that capitalize on the City's investment in key growth areas, fulfill commitments to complete neighbourhoods and support Neighbourhood Centres. The OCP identifies Northeast Coquitlam and existing neighbourhood plans located east of the Coquitlam River Escarpment as key urban growth priorities. This includes the Partington Creek Neighbourhood Centre, which will provide community infrastructure (e.g., commercial, institutional and civic hub) to service growth in the area. Concentrating growth in this area also completes developing neighbourhoods and supports the planned neighbourhood centre and the provision of community amenities, such as schools.
5. **Recognize Existing Neighbourhoods:** Higher priority is given to areas with existing homes/residents, which can accommodate residential intensification and where there has been a desire expressed for urbanization.

6.2.2 Phasing of Neighbourhood Planning

This section identifies the phasing order and explains how the Phasing Plan's criteria have been applied to each of the potential neighbourhood planning areas to determine the order (see Figure 43).

Phase 1 - Hazel-Coy

The Hazel-Coy area is the first potential phase as it reflects all of the criteria. The details of this include:

Pre-conditions for Neighbourhood Planning

- Area is within the UCB; and,
- The area falls under the *Hyde Creek Integrated Watershed Management Plan*.

Efficient Extension of Utilities

- Utility services will connect with the existing downstream capacity in the drainage and sanitary systems serving Burke Mountain.
- The majority of the area has water service supplied by the Harper Reservoir and Pump Station. A new reservoir, which is included in the DCC Program, is required to provide water service to northern portions of the area. This reservoir will also service the Burke Mountain Creek potential neighbourhood planning area.
- Minor utility upgrades are required through a utility bridge carrying sanitary, drainage and water connections across Hyde Creek. The utility bridge and the drainage pipe connections are included in the DCC Program.

Completing the Road Network

- The area completes the planned road network through future Coast Meridian Road and Oxford Street extensions.
- This area is connected to the existing road network, which has capacity to accommodate added traffic volumes, specifically from David Avenue and the widening of Coast Meridian Road north of Harper Road.
- The citywide road network anticipates growth in this area and the existing Burke Mountain neighbourhood plan areas (i.e., east of the Coquitlam River Escarpment).
- Bordering on Pinecone Burke Provincial Park, the area plays a key role in providing improved primary access to the park through road and trail network improvements.

Supporting Complete Communities

- Growth in this area aligns with the development of complete communities through the provision of planned or existing community infrastructure, such as the commercial and institutional services to be provided by the nearby Partington Creek Neighbourhood Centre.
- The area's elementary school site will support adjacent areas and strengthen the network of existing school sites on Burke Mountain.

Recognizing Existing Neighbourhoods

- The area is home to an existing suburban residential neighbourhood where a group of land owners have expressed interest in redeveloping their properties through a long standing OCP Land Use Amendment application to the City.
- Neighbourhood planning is the first step in completing this existing neighbourhood.
- Initiating neighbourhood planning in the Hazel-Coy area provides an opportunity for the majority of the NBV Area's land owners to simultaneously proceed with their neighbourhood development aspirations.

Phase 2 - Burke Mountain Creek

This unpopulated area is the second potential phase to proceed with neighbourhood planning, as it reflects a majority of the criteria. The area is within the UCB, is largely serviced by existing utility infrastructure and the road network and builds on several adjacent Burke Mountain neighbourhoods. The details of this include:

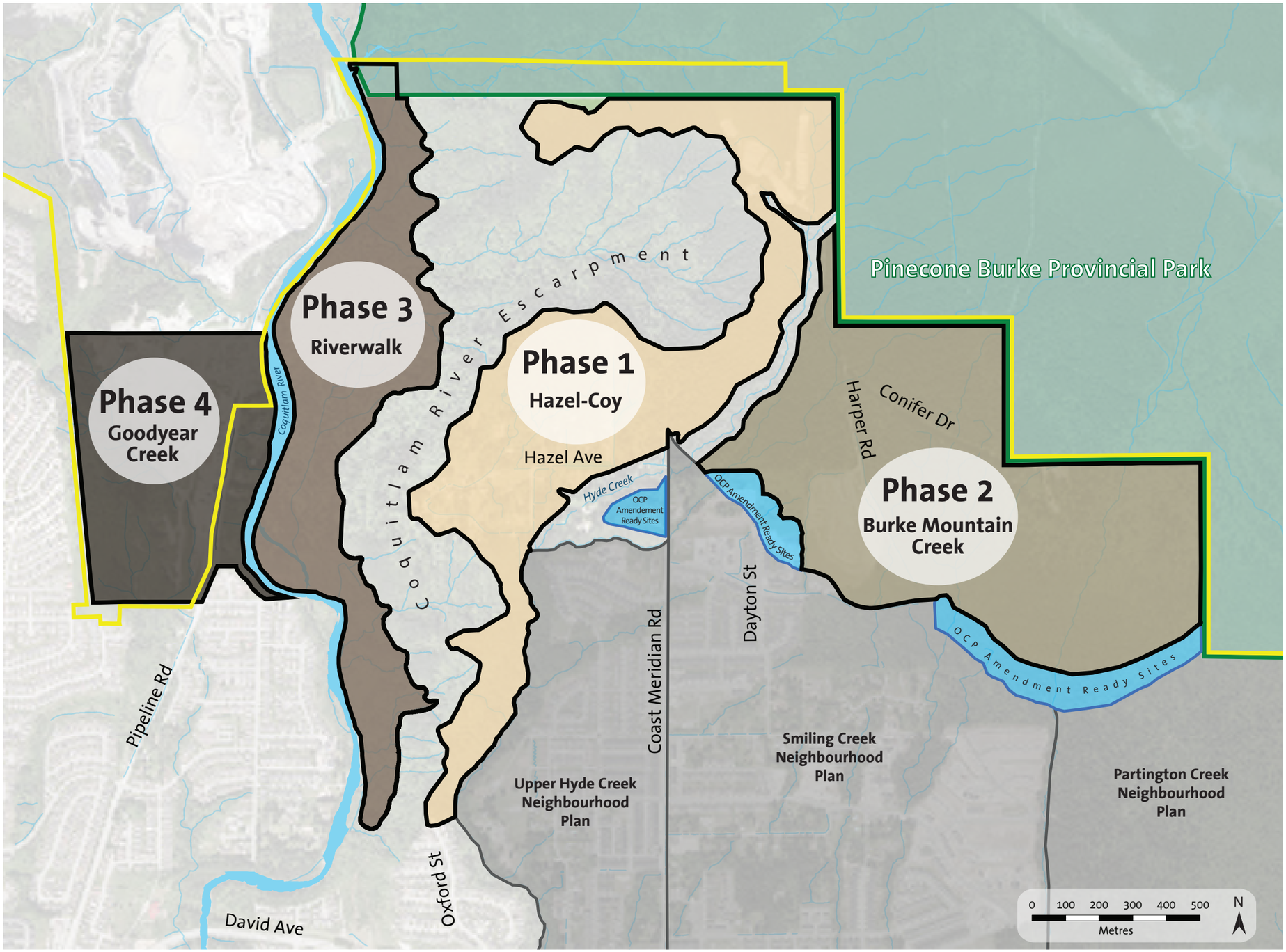
Pre-conditions for Neighbourhood Planning

- Area is within the UCB; and,
- The area falls under the completed *Hyde Creek Integrated Watershed Management Plan* and *Partington Creek Integrated Watershed Management Plan* areas.

Efficient Extension of Utilities

- Utility extensions can be served by the existing downstream capacity in the drainage and sanitary systems in place on Burke Mountain.
- A water reservoir is required to service the area, which is included in the current DCC Program. The pressure release valves required for the water system are not in the current DCC Program.

FIGURE 43: PHASING PLAN



KEY

BOUNDARIES

- Potential Neighbourhood Planning Area Boundaries
- Urban Containment Boundary
- Pinecone Burke Provincial Park Boundary

NATURAL FEATURES

- Watercourses
- Coquitlam River

PHASING PLAN

- OCP Amendment Ready Sites
- Phase 1: Hazel-Coy
- Phase 2: Burke Mountain Creek
- Phase 3: Riverwalk
- Phase 4: Goodyear Creek

DISCLAIMERS / NOTES:

- The information presented may not reflect the exact location of all watercourses, and other unknown watercourses may not be identified.

Completing the Road Network

- This Phase 2 area completes the OCP- and STP-planned road network through future extensions of Highland Drive and Harper Road.
- The area is connected to the existing road network through currently un-improved roads (e.g., Harper Road), along with downstream capacity to handle added traffic, specifically on David Avenue and with the widening of Coast Meridian Road.
- The citywide road network can accommodate growth in this area and existing Burke Mountain neighbourhood plan areas (i.e., east of the Coquitlam River Escarpment).
- Bordering on Pinecone Burke Provincial Park, the area will play a key role in providing improved primary access to the park through road and trail network improvements.

Supporting Complete Communities

- Growth in this area also enables the development of complete communities, including the existing Burke Mountain neighbourhood plan areas, through the provision of planned or existing community infrastructure, such as the commercial and institutional services to be provided by the Partington Creek Neighbourhood Centre.

Recognizing Existing Neighbourhoods

- There are no existing residents or distinct neighbourhoods in the area.

Phase 3 - Riverwalk

The Riverwalk area represents the third potential phase, which currently does not meet a number of the criteria and requires an Integrated Watershed Management Plan, access to utilities with downstream capacity and access to the road network. The details of this include:

Pre-conditions for Neighbourhood Planning

- Area is within the UCB.
- Sub Area Integrated Watershed Management Plan is required.

Efficient Extension of Utilities

- Upgrades and an extension of the sanitary system is required to provide a utility connection and downstream capacity. These upgrades are currently not included in the DCC Program.
- A future water supply connection, currently included in the DCC Program, will be required to service the area.

Completing the Road Network

- Development of this standalone area does not complete or improve overall City road network connectivity and capacity, or link to the City's investment in existing and future road infrastructure improvements as outlined in the STP.
- A Coquitlam River bridge crossing is required to provide direct access to the area, which relates to the City securing another Coquitlam River bridge crossing in the vicinity of Lincoln Avenue (the *Riverwalk Development Agreement* provides specific details).
- The area will improve informal access to the Provincial Park through trail network improvements along the Coquitlam River.

Supporting Complete Communities

- There is no community infrastructure in proximity to this area (e.g., grocery store, daycare, health services).
- The area is not identified in the OCP as a growth priority for the City. Although included in the NECAP, which is a key growth area for the City, the Riverwalk area is physically and topographically separated from Burke Mountain by the Coquitlam River Escarpment.

Recognizing Existing Neighbourhoods

- There are no existing residents in the area.

Pre-existing Considerations

- A Development Agreement is in effect for Riverwalk that outlines a number of pre-conditions that must be satisfied by the developer prior to neighbourhood planning, which include:
  - Securing bridge access across the Coquitlam River;
  - Securing sanitary sewer access across the Coquitlam River;
  - Preparing a Conceptual Water Servicing Plan for the area; and
  - Working with SD43 to reserve a school site in the area.

Phase 4 – Goodyear Creek

The Goodyear Creek area represents the fourth potential phase. Currently the area is an active quarry and does not substantially meet any of the phasing criteria, as it requires an amendment to the UCB, an Integrated Watershed Management Plan and access to utilities with downstream capacity. The details of this include:

Pre-conditions for Neighbourhood Planning

- Majority of the area is outside the UCB.
- Sub Area Integrated Watershed Management Plan is required.

Efficient Extension of Utilities

- Upgrades and an extension of the sanitary system is required to provide a utility connection and downstream capacity. These upgrades are not identified in the current DCC Program.
- Water will be supplied from a future connection to the Vancouver Regional Bulk supply main. The cost of this connection is included in the DCC Program.

Completing the Road Network

- The area does not complete or improve road network connectivity and capacity, support the City's investment in existing and future road infrastructure improvements as outlined in the STP, and does not improve access to Pinecone Burke Provincial Park.
- Direct access to the area can be achieved from Pipeline Road.

Supporting Complete Communities

- There is no community infrastructure in proximity to this potential neighbourhood (e.g., grocery store, daycare, health services).
- The area is not identified in the OCP as a growth priority for the City, and is outside of the UCB.

Recognizing Existing Neighbourhoods

- Although there are a small number of existing residents on the eastern edge of the area and there are no development applications for further urbanization, a number of other key criteria need to be met for this area to be considered as a higher priority. Also significant is the site's gravel quarry, which will need to undergo a reclamation process once mining operations have ceased, as per the *Mines Act*, prior to the preparation of a neighbourhood plan.

6.2.3 Timing of Neighbourhood Plans

The timing for the preparation of individual neighbourhood plans will be identified through the City's annual Business Plan process. Also, as noted in Section 5, these potential neighbourhood planning areas and their boundaries are subject to Council endorsement. As the City is experiencing urban growth pressures in three distinct sectors – City Centre, the Southwest, and Burke Mountain – this approach will ensure that cross-departmental resources can be allocated to the preparation of NBV neighbourhood plans while balancing the need to undertake community planning initiatives across the city.

In addition, the timeframe, priorities and funding of the DCC Program may also direct the timing of NBV neighbourhood plans. As authorized by Council, neighbourhood planning will be led by City staff and initiated through scope and process reports brought forward for Council consideration.

7 NEXT STEPS

7.1 Realizing the Vision

The Northwest Burke Vision is a 30+ year 'game-plan' that provides a land use and policy framework, as well as an implementation and phasing plan to facilitate and coordinate the orderly planning and development for one of the last significant greenfield areas in Coquitlam.

The NBV will primarily be implemented through the phasing and completion of subsequent neighbourhood plans. As noted in Section 6.2, the phasing is proposed to progress from the undeveloped portions of the Burke Mountain lands east of the Coquitlam River Escarpment to the Coquitlam River lands west of the escarpment (Figure 44). Phasing growth in this manner capitalizes on utility, road network and community infrastructure investments already made or planned for Burke Mountain. The timing for the preparation of neighbourhood plans will be set through the City's annual Business Plan process.

7.2 Monitoring

While the NBV is a long range planning document, it should be monitored and reviewed over time to ensure that the Vision Statement, Guiding Principles, guidelines and policies remain current with changing trends, technologies and growth priorities within the City and the region.

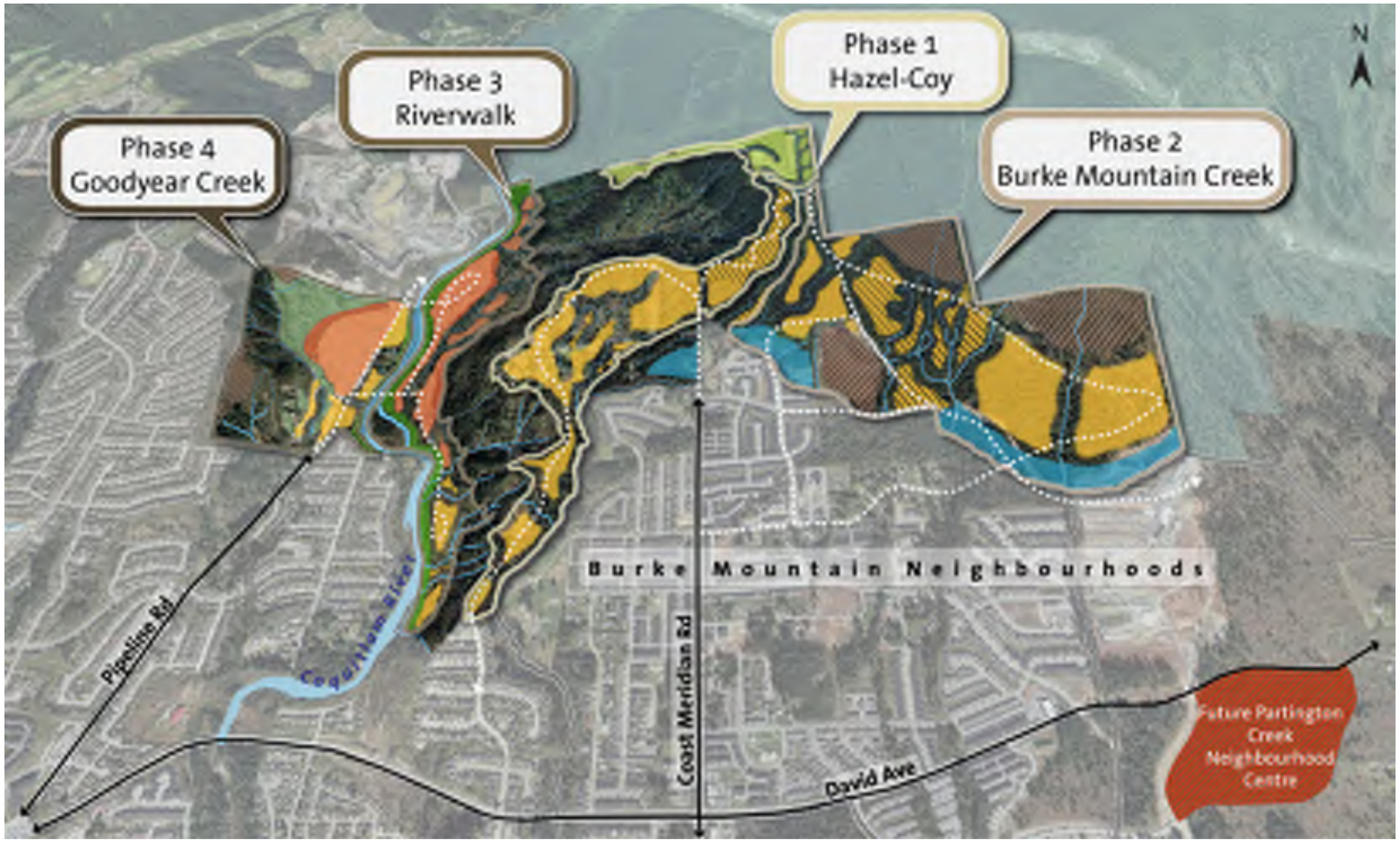


FIGURE 44: LAND USE OVERLAY AND PHASING ON THREE DIMENSIONAL TERRAIN MODEL

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Planning and Development
3000 Guildford Way,
Coquitlam, BC V3B 7N2