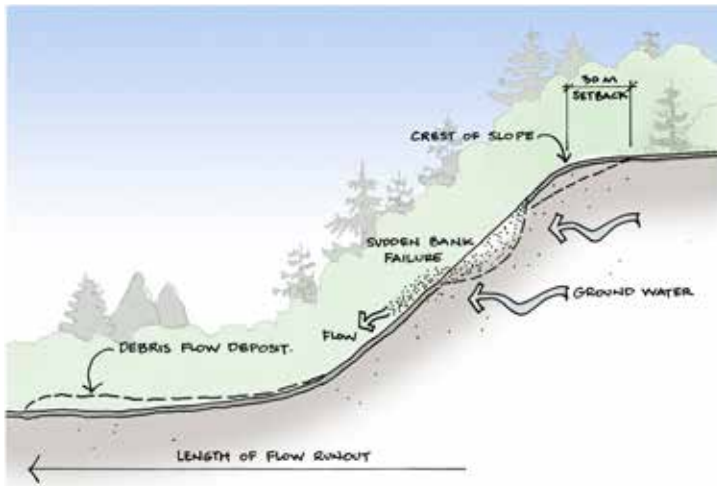


# City of Coquitlam Northwest Burke Vision Key Planning Terms

**AMENITIES & PUBLIC FACILITIES** – improve the livability of an area, and include parks, libraries, community or recreation centres, streetscape improvements, greenways, or space for community groups.

**AREA PLANS** – are part of the *Official Community Plan* and focus on land uses, high-level policies and issues relevant to a particular area of the City. Coquitlam currently has four Area Plans based on the City's geography: Southwest, City Centre, Northwest and Northeast. The Northwest Burke Vision falls under the Northeast Coquitlam Area Plan (NECAP) and the Northwest Coquitlam Area Plan (NWCAP).

**DEBRIS FLOW** – is a form of landslide that occurs when water saturated masses of soil and rock rush down mountain sides, funnel into streams channels, and leave behind thick muddy deposits at the bottom of the slope.

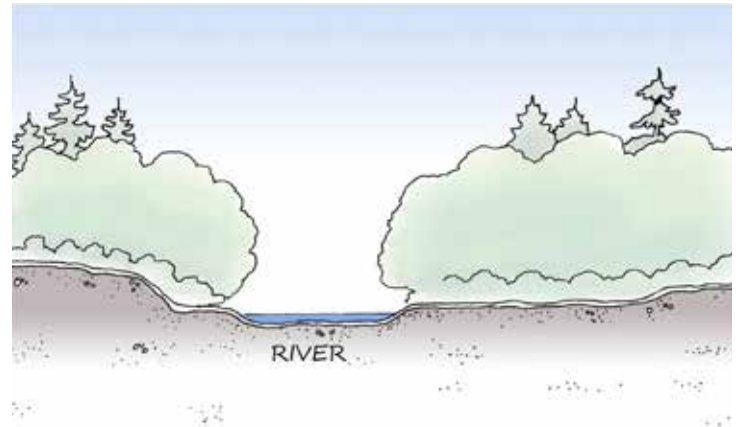


**DEBRIS RUNOUT AREA** – are areas where material from a *debris flow* event comes to rest on the bottom of *steep slopes*.

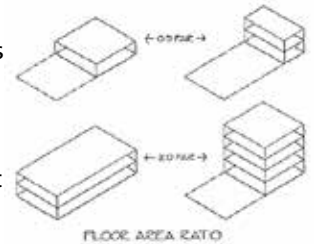
**DEVELOPMENT PERMIT AREA** – is a set of development and design requirements or guidelines applying to a specific area as part of the *Official Community Plan*. Any proposed buildings and *subdivision* within a Development Permit Area requires the issuance of a *Development Permit*.

**DEVELOPMENT PERMIT** – is a type of application that most often controls the form and character of a proposed new building and ensures it meets the standards and requirements of the particular zone. The *Official Community Plan* has a number of Development Permit Guidelines (see part 4 of the OCP) that new buildings have to meet. Most buildings in Coquitlam, (except single-family houses), require a Development Permit in order to be built.

**FLOODPLAIN** – is a low-lying area adjacent to a stream or river that is naturally subject to flooding.



**FLOOR AREA RATIO (FAR)** – FAR is the maximum amount of floor area (building space) you are permitted to construct on your lot. This is expressed as a ratio. For example, if you have a lot area of 500 m<sup>2</sup> and your maximum FAR is 0.45, then the maximum floor area you can construct is 225 m<sup>2</sup>.



**LAND USE DESIGNATIONS** – are a classification that determines the type of future use a property can have (e.g., commercial, single-family housing, environmental areas, etc.). Each *Official Community Plan* Land Use Designation has a number of associated zones that can be applied through *rezoning*. There are currently 53 designations set out in the *Official Community Plan*.

**NEIGHBOURHOOD PLAN** – is the most detailed type of land use plan within the City's *Official Community Plan* and details specific housing types, density, environmentally sensitive areas, cycling and pedestrian networks, and design guidelines for a particular neighbourhood. They establish a common vision through close consultation with the community and are approved by City Council.

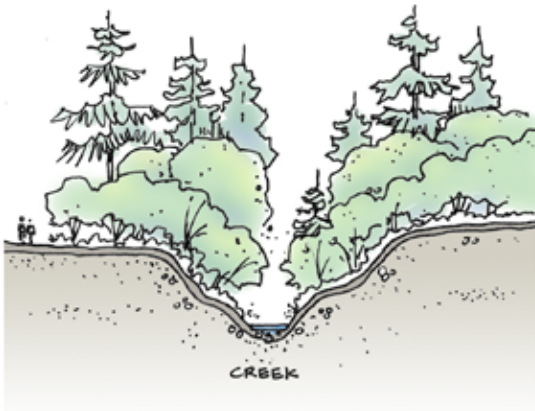
**OFFICIAL COMMUNITY PLAN (OCP)** – contains policies that set a vision, and priorities to address issues that affect the entire City. The OCP provides *Land Use Designations* that describe the future use of all land in the City and has a general statement about the form and character for future development. An application to amend the OCP is decided by City Council.



## Key Planning Terms *(continued)*

**REZONING** – is the process of changing the existing zone on a property to another zone. This is a regular part of the development process that occurs when an applicant applies to change the zone of a property. The zones that the applicant can choose to rezone to are determined by the *Land Use Designation* (set out in the *Official Community Plan*). The rezoning process amends the City's *Zoning Bylaw* and requires public notification to nearby property owners, a Public Hearing and approval by City Council.

**RIPARIAN AREAS** – are vegetated spaces adjacent to a creek or any watercourse that help to maintain water quality and fish habitat.



**STEEP AND UNSTABLE SLOPES** – are lands with a slope typically greater than 20 degrees (36 percent) which are prone to landslides and erosion. Following the provisions of Section 519(3)(a) of the City of Coquitlam Zoning Bylaw No. 3000 (1996), buildings cannot be constructed on slopes that exceed 20 degrees.

**UNSTABLE SLOPES DEVELOPMENT PERMIT** – is required when land is either being subdivided, altered or developed within a designated *Unstable Slopes Development Permit Area*. The purpose of the permit area, which is designated in the *Official Community Plan*, is to protect development from hazardous conditions. These conditions may include hazard or damage to the public, property or the environment due to land slippage, erosion, flooding, or the discharge of mud or silt.

**SUBDIVISION** – is the process of changing the legal size or shape of a piece of land called a Lot. *Subdivision* includes both dividing a Lot into two or more smaller parcels or consolidating a number of smaller parcels into a new larger Lot.

**VISION** – is a high-level policy document that guides future land use planning (e.g., neighbourhood plan and *OCP* amendments) over the next 30 years and beyond.

**WATERCOURSE PROTECTION DEVELOPMENT PERMIT** – is required when land is either being subdivided, altered or developed within a designated *Watercourse Protection Development Permit Area*. The permit area, which is designated in the *OCP*, ensure that appropriate vegetated setbacks are established to reduce flooding impacts, prevent stream bank erosion, and protect important wildlife and fish habitat.

**WATERSHED** – is a geographic area of land that drains water to a shared destination, typically a related creek or stream.

**ZONE** – is applied to property and specifies permitted uses, the dimensional requirements for lots, the height of buildings and how far they can be setback from a property boundary. The zone also determines the maximum density of buildings on a property and is typically measured in the City's zones as a Floor Area Ratio (FAR). All land in the City is assigned a zone under the City's *Zoning Bylaw*. The type of zone that can be applied to a property is set by the land use designation in the City's *OCP*.



**ZONING BYLAW** – regulates the present use of land. Zoning is a tool to implement the City's policies and land use designations as set out in the *OCP*.

*This information has been prepared to provide information only. It is not a legal document. If any contradiction exists between this document and the relevant City Bylaws, Codes or Policies, the text of the Bylaws, Codes or Policies shall be the legal authority.*

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