Potential Development Site in Coquitlam West

For Sale

608, 610 & 612 LEA AVE Coquitlam

Address	608 Lea Avenue, Coquitlam	610 Lea Avenue, Coquitlam	612 Lea Avenue, Coquitlam
Property Information			
Legal	STRATA LOT 1, PLAN LMS1380, DISTRICT LOT 9, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE	STRATA LOT 2, PLAN LMS1380, DISTRICT LOT 9, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE	LOT 1, PLAN LMP11027, DISTRICT LOT 9, NEW WESTMINSTER LAND DISTRICT
P.I.D	018-736-483	018-736-491	018-284-272
Zoning	RT-1	RT-1	RT-1
Lot Size	3,984.25 SF	3,984.25 SF	7,619 SF
Government Assessment			
Land	$576,000	$1,240,000	$2,377,000
Improvement	$98,100	$10,000	$10,000
Actual Total	$674,100	$1,250,000	$2,387,000
Tax(2020)	$2,890.67	$5,301.41	$9,716.05
Price	$1,800,000	$1,800,000	$2,895,220



Award Winning Services!

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2015 Commercial Top 1 Winner

Raymond Leung PREC* 梁國權

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- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大奖
- Over 30 Years Real Estate Experience 超過30年房地產經驗
- MLS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9 名
- Re/Max Canada Top 5 全加拿大首5 名
- Re/Max Hall of Fame Award 終身大獎

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Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

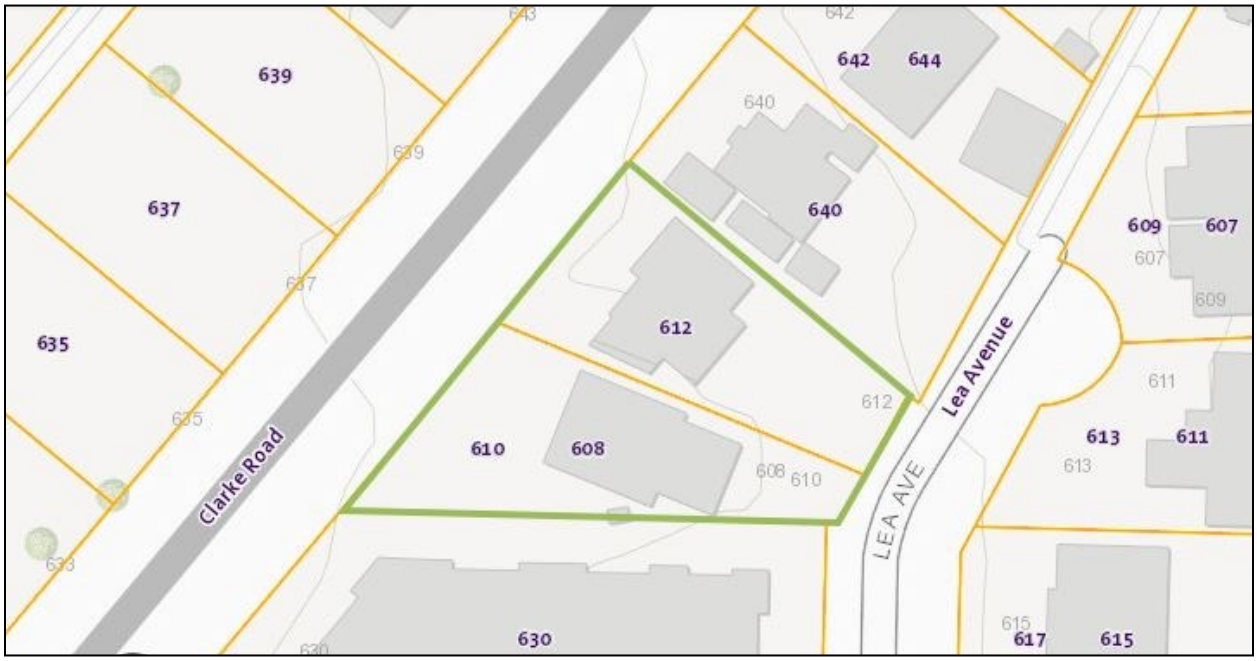
Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*

608, 610 & 612 LEA AVE Coquitlam







Must See! Approx. 15,587.5 SF development site in Coquitlam West, 2 lots located on the Lea Ave, Clarck road on the rear. One lot area approx. 7,619 sf, and another lot area is Approx. 7968.5 sf. Under Southwest Coquitlam Area Plan of Medium Density Apartment Residential OCP, RT-1 zoning with huge potential. Surrounding by group of residential community, walking distance to École Banting Middle School, Miller Park Elementary. With minutes drive, easy access to Lougheed Shopping Centre, and Simon Fraser University etc. It's a rare opportunity for people who are looking for site to develop 6-8 storeys residential apartment.
Call now for more information!
5 Lots could be sell together for bigger development, total 41,997.5 sf.

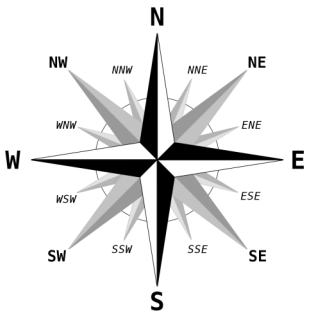
* Under COVID-19, all measurements from BC Assessment. Buyer need to verify information by themselves if it's necessary.

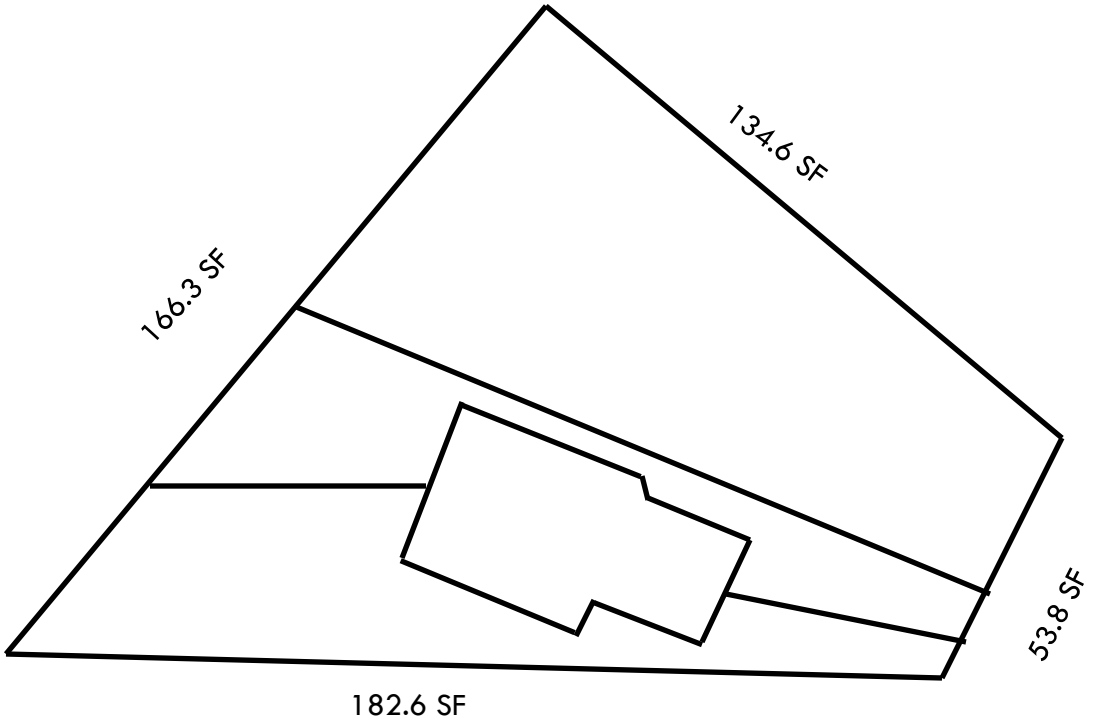
608, 610 & 612 LEA AVE Coquitlam

Property Information

Address	Upstairs Tenant	Downstairs Tenant	Bachelor Site Tenant	Zoning	Tax 2020	Lot Size	Building Size	Price	Land Price per SF
612 Lea Avenue, Coquitlam	$1,750	$1,100	$600	RT-1	$9,716.05	7,619 sf	2,544 sf	**$2,895,220**	$380
610 Lea Avenue, Coquitlam	Owner Occupied			RT-1	$5,301.41	3984.25 sf	1,450 sf	**$1,800,000**	$451.78
608 Lea Avenue, Coquitlam	Owner Occupied			RT-1	$2,890.67	3984.25 sf	1,635 sf	**$1,800,000**	$451.78
Total					$17,908.13	15,587.5 sf	5,629 sf	**$6,495,220**	$416.69

608, 610 & 612 LEA AVE Coquitlam



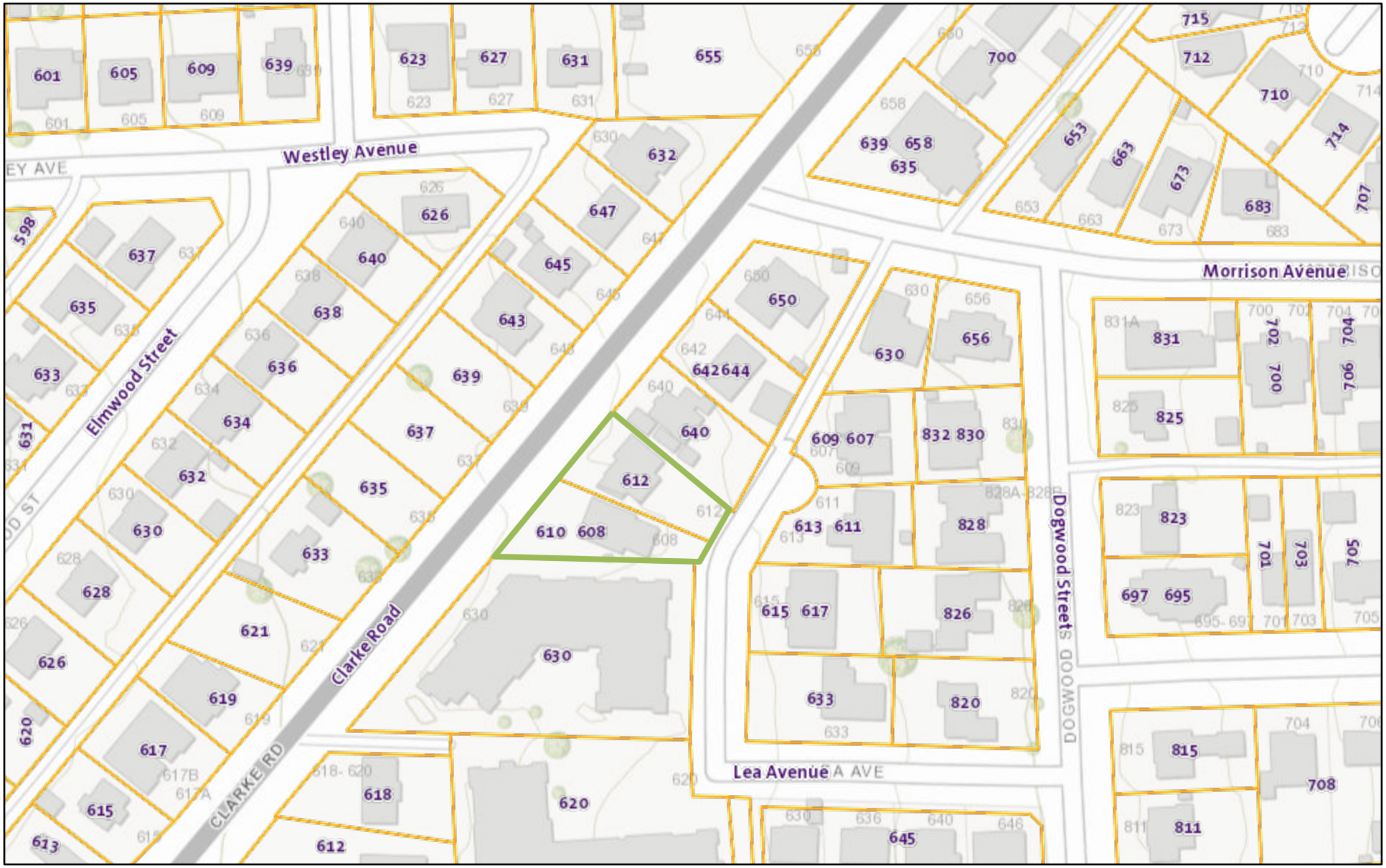


Land Assembly (5 Lots)



Address	Lot Size (sf)	Price (Per sf)	Price	Listing Agent
608-610 Lea Ave	7,968.5	$380	$3,028,030	Raymond Leung
612 Lea Ave	7,619	$380	$2,895,220	Raymond Leung
640 Clarke Rd	8,778	$379.93	$3,335,000	Gord Reimer PREC*
642-644 Clarke	8,040	$497.51	$4,000,000	Amela Alic
650 Clarke Rd	9,572	$379.96	$3,637,000	Gord Reimer PREC*
Total	41,977.50	$402.48	$16,895,250	

Site Map



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Parcel

City Boundary

Road Labels

Property Information

Address Labels

City of Coquitlam, Province of British Columbia, Esri Canada, Esri, HERE,

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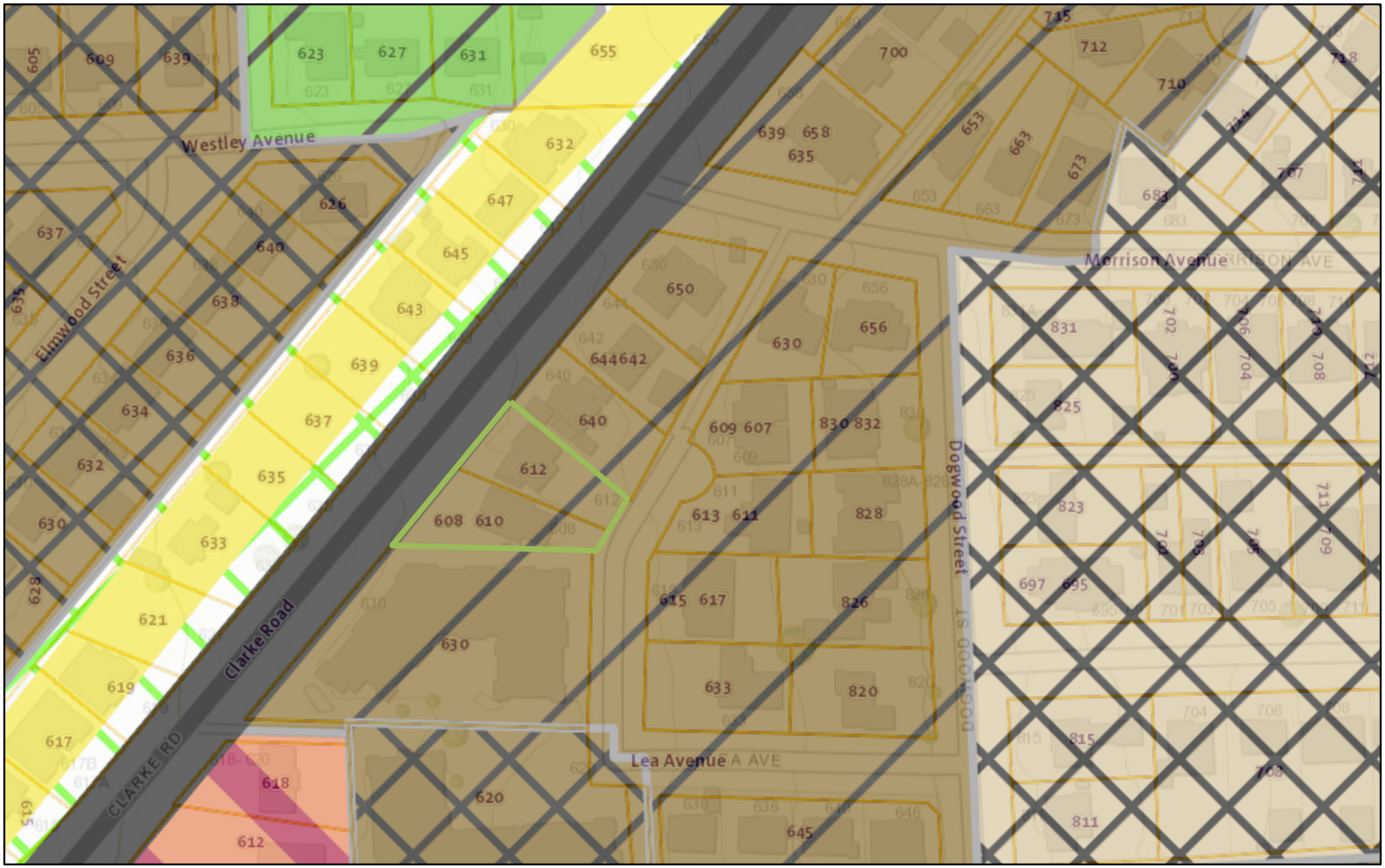
OCP



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Land Use Points

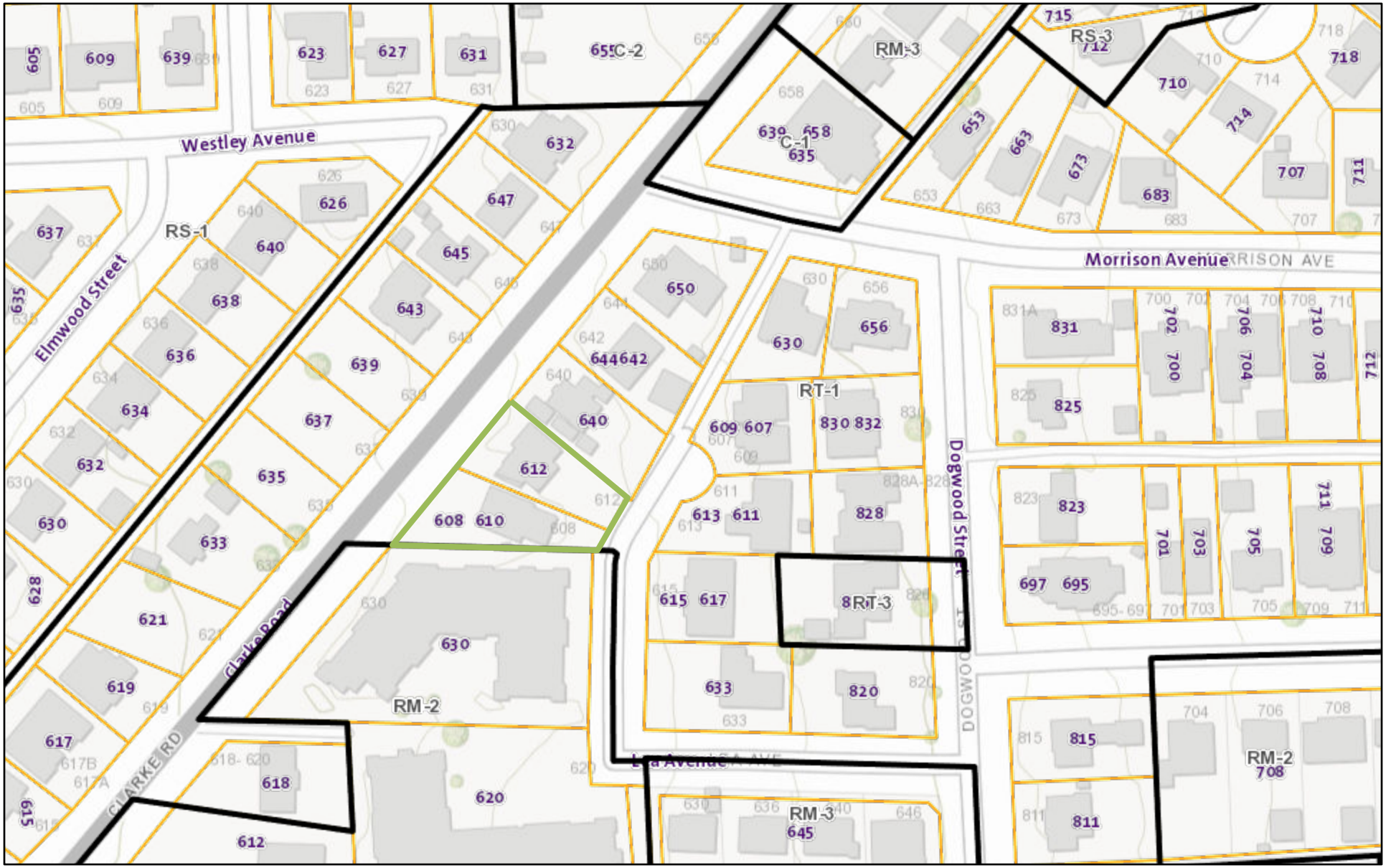
- Elementary School (Potential)
- Future Civic and Major Institutional
- Future Neighbourhood Parks
- Middle School (Potential)
- Potential Stations

Land Use Lines

- Arterial Street
- Street Extension
- Major Road Network
- Collector Street
- Community Collector Street

© City of Coquitlam 2021

Zoning Map



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City of Coquitlam, Province of British Columbia, Esri Canada, Esri, HERE,

Zoning

Heritage Revitalization Agreement (HRA)

Parcel

Property Information

City Boundary

Address Labels

Road Labels

© City of Coquitlam 2021

PART 11 INFILL RESIDENTIAL ZONES

1101 RT-1 Infill Residential

(1) Intent

This zone provides for ground-oriented infill *residential uses* in developments comprised of up to a maximum of four *principal dwelling units* per *lot*.

(2) Permitted Uses

Principal uses, limited to:

(a) *Residential use* limited to:
  (i) *One-family residential*
  (ii) *Duplex residential*, as limited under Sub-section 1101(3)(a)
  (iii) *Triplex residential,* as limited under Sub-section 1101(3)(a)
  (iv) *Fourplex residential,* as limited under Sub-section 1101(3)(a)

(b) *Civic use,* limited to public parks

Accessory uses, limited to:

(a) *Boarding*, as limited under Section 508(1)
(b) *Secondary suite*, as limited under Section 508(2)
(c) *Carriage house,* as limited under Sub-sections 1101(3)(b), 1101(4)(g) and 1101(9)(a)
(d) *Garden cottage,* as limited under Subsections 1101(3)(b), 1101(4)(g) and 1101(9)(b)
(e) *Accessory residential*
(f) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

(a) *Principal residential uses* other than *one-family residential use* are permitted only if the *lot* is fronted by a *street* and, if applicable, a *lane:*
  (i) that is already the maximum width required for the classification of that *street* or *lane,* as specified in Schedule "R" to this bylaw and in accordance with the *street* and *lane* width and design standards in the *Subdivision and Development Servicing Bylaw;* or
  (ii) that is made capable of being constructed to the width required for the classification of that *street* or *lane,* as specified in Schedule "R" to this bylaw, through a dedication of land to the City (or in the City's sole discretion, the grant of a right-of-way) in accordance with the *street* and *lane* width and design standards in the *Subdivision and Development Servicing Bylaw*.

Partial information only. Refer to
City of Coquitlam Zoning Bylaw

(b) C*arriage house* and *garden cottage uses*:

(i) permitted as an *accessory use* to a *one-family residential use* only;

(ii) limited to either one *carriage house* or one *garden cottage,* but not both, per *lot;* and

(iii) not permitted on a *lot* in addition to a *secondary suite use,* except as provided for under Sub-section 1101(4)(g);

(iv) must provide one unhindered *accessory off-street parking space* for the exclusive use of the *carriage house* or *garden cottage use* in accordance with Part 7; and

(v) not subject to *subdivision* under the provisions of either the *Land Title Act* or the *Strata Property Act.*

(c) *Garden cottage, carriage house, triplex residential* and *fourplex residential uses* are only permitted on *lots* designated *Neighbourhood Attached Residential.*

(4) Lot Size

(a) A *one-family residential use:*

(i) is not permitted on a *lot* having an area less than 650 m^2; or

(ii) is not permitted on a *lot* having an area less than 555 m^2 where the *lot* was created by *subdivision* from a *lot* having an area between 1,100 m^2 and 1,951 m^2 and was in existence prior to February 19, 1996;

(iii) must have a minimum *lot width* of 13.5 metres; and

(iv) must have a minimum *lot* depth is 22.7 metres.

(b) A *one-family residential use* for *lots* designated *Neighbourhood Attached Residential:*

(i) is not permitted on a *lot* having an area less than 370 m^2; and

(ii) must have a minimum *lot width* of:

(ii.i) 10 metres for a *lot* with an accessible *lane;*

(ii.ii) 12 metres for a *lot* without an accessible *lane;*

(ii.iii) 12 metres for a *lot* with an *exterior lot corner*; or

(ii.iv) 12 metres for a *lot* located within the shaded area shown in dark outline on Schedule "N".

Partial information only. Refer to
City of Coquitlam Zoning Bylaw

(c) A *duplex residential use:*

(i) is not permitted on a *lot* having an area less than 740 m^2; and

(ii) must have a minimum *lot* depth of 22.7 metres.

(d) A *duplex residential use* for *lots* designated *Neighbourhood Attached Residential:*

(i) is not permitted on a *lot* having an area less than 465 m^2; and

(ii) must have a minimum *lot width* of:

(ii.i) 10 metres for a *lot* with an accessible *lane;*

(ii.ii) 12 metres for a *lot* without an accessible *lane;*

(ii.iii) 12 metres for a *lot* with an *exterior lot corner*; or

(ii.iv) 12 metres for a *lot* located within the shaded area shown in dark outline on Schedule "N".

(e) A *triplex residential use:*

(i) is not permitted on a *lot* having an area less than 650 m^2; and

(ii) must have a minimum *lot width* of 18.5 metres.

(f) A *fourplex residential use:*

(i) is not permitted on a *lot* having an area less than 740 m^2; and

(ii) must have a minimum *lot width* of 20 metres.

(g) A *lot* that is designated *Neighbourhood Attached Residential* and that has an area greater than 555 m may have one *garden cottage* or one *carriage house* in addition to a *secondary suite use*.

(h) The maximum *lot* size for a public park is 0.8 hectares.

(5) Density

(a) All *buildings* and *structures,* including those for *accessory off-street parking uses* and *accessory residential uses,* for a *one-family residential use* on a *lot* having an area between 370 m^2 and 465 m^2 must not exceed a *floor area* of 0.5 times the *lot area,* except that the *floor area* may be increased to 0.6 times the *lot area* if:

(i) there is also a *secondary suite* or a *carriage house* or a *garden cottage use;* and

(ii) the *lot* is fronted by a *street* or *lane* meeting the conditions of Sub-section 1101(3)(a)(i) or 1101(3)(a)(ii).

(b) All *buildings* and *structures,* including those for *accessory off-street parking uses* and *accessory residential uses,* for a *one-family residential use* or a *one-family residential use* with a *secondary suite use,* on a *lot* having an area of greater than 465 m^2 must not exceed a *floor area* of 0.5 times the *lot area,* except that the *floor area* may be increased to 0.6 times the *lot area* if:

Partial information only. Refer to
City of Coquitlam Zoning Bylaw

(i) there is also a *carriage house* or a *garden cottage use,* if permitted by Sub-section 1101(4)(g); and

(ii) the *lot* is fronted by a *street* or *lane* meeting the conditions of Sub-section 1101(3)(a)(i) or 1101(3)(a)(ii).

(c) The *floor area* permitted in (a) and (b) above may be increased by up to 40 m^2 for *accessory off-street parking uses*.

(d) All *buildings* and *structures,* including those for *accessory off-street parking uses* and *accessory residential uses*, for *duplex residential use* must not exceed a *floor area* of 0.65 times the *lot area*.

(e) All *buildings* and *structures,* including those for *accessory off-street parking uses* and *accessory residential uses,* for *triplex residential* or *fourplex residential uses* must not exceed a *floor area* of 0.75 times the *lot area*.

(f) The maximum *floor area* for a *carriage house* or a *garden cottage use* on a *lot* is 90 m^2 or the total *floor area* of the *principal building,* whichever is less.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

No more than one *principal building* is permitted per *lot*.

(8) Setbacks

(a) Subject to Sections 514, 518, 519 and 523, *buildings* and *structures* for the following *uses* must meet the siting distance measured from the outermost limit of the *building* or any permitted projections (whichever is greater) from other *buildings* and *structures* where applicable, and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

Partial information only. Refer to
City of Coquitlam Zoning Bylaw

1101 RT-1 Infill Residential

On *lots* not designated *Neighbourhood Attached Residential:*				
Use	***Front Lot Line* (metres)**	***Rear Lot Line* (metres)**	***Interior Side Lot Line* (metres)**	***Exterior Side Lot Line* (metres)**
One-family residential; duplex residential; and public parks	7.6	7.6	1.8	3.8
Accessory residential and *accessory off-street parking buildings* and *structures* attached to or sited less than 1.6 metres from a *building* for *residential use*	7.6	7.6	1.8	3.8
Detached *accessory residential* and *accessory off-street parking buildings* and *structures* where sited 1.6 metres or more from a *building* or *residential use*	7.6	1.2	1.8	3.8

On *lots* designated *Neighbourhood Attached Residential:*				
Use	**Front Lot Line (metres)**	**Rear Lot Line (metres)**	**Interior Side Lot Line (metres)**	**Exterior Side Lot Line (metres)**
One-family residential; duplex residential; triplex residential; and fourplex residential	5.5	6.0	1.2	3.0
Carriage house	See Sub-section 1101(9)(a)	1.2	1.2	3.0
Garden Cottage	See Sub-section 1101(9)(b)	1.2	1.2	3.0
Accessory residential and *accessory off-street parking buildings* and *structures* attached to or sited less than 1.6 metres from a *building* for *residential use*	5.5	6.0	1.2	3.0
Detached *accessory residential* and *accessory off-street parking buildings* and *structures* where sited 1.6 metres or more from a *building* for *residential use*	See Sub-section 1101(9)(c)	1.2	1.2	3.0
Detached *accessory off-street parking buildings* and *structures, carriage houses,* and *garden cottages* on *lots* less than 11 metres wide	5.5 and per Sub-sections 1101(9)(a), (b) and (c)	1.2	0.9	3.0

Partial information only. Refer to
City of Coquitlam Zoning Bylaw

(b) Despite Sub-section 1101(8)(a), a *dwelling unit* within a *duplex residential use* may be sited abutting a second *dwelling unit* at the *interior side lot line* as long as the two *dwelling units* are attached to each other at that *lot* line.

(c) A minimum separation distance of 6.0 metres measured from any *wall* face must be maintained between a *principal building* and any *wall* of all detached *accessory buildings* and *accessory off-street parking building* or *structures* for lots designated *Neighbourhood Attached Residential*.

(9) Location of Uses

(a) A *carriage house use* must be located in the *rear yard*.

(b) A *garden cottage use:*

(i) must be situated at *finished grade;*

(ii) may be attached to a detached *building* for *accessory residential* or *accessory off-street parking use*; and

(iii) must be located in the *rear yard*.

(c) All detached *accessory residential* and detached *accessory off-street parking buildings* and *structures* must be located in the *rear yard*.

(d) For *lots* within the shaded area shown in dark outline on Schedule "N", access to *off-street parking* must be taken from the *street* until such time as a secondary north-south access to the *lane* is achieved through redevelopment.

(10) Height

(a) *Principal buildings* and *structures* must not exceed a *height* of:

(i) 7.3 metres; or

(ii) 11.0 metres for *buildings* and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.

(b) Detached *buildings* and *structures* for *carriage house use* must not exceed a *height* of:

(i) 5.0 metres; or

(ii) 7.0 metres for *buildings* and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.

Partial information only. Refer to
City of Coquitlam Zoning Bylaw

(c) Detached *buildings* and *structures* for *garden cottage use, accessory residential* or *accessory off-street parking* must not exceed a *height* measured from *finished grade,* of:

(i) 3.7 metres; or

(ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

(a) The maximum volume occupied by the *principal building* on a *lot* containing a *one-family residential use* shall be determined by the simultaneous consideration on each face of the *building* of both the *perimeter wall height* and the *perimeter wall area* as specified below:

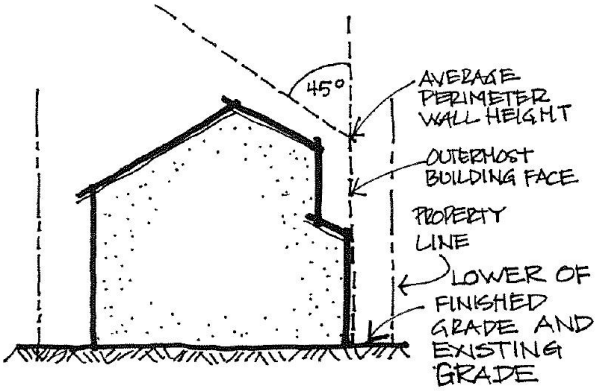
(i) The average *perimeter wall height* of the downhill *building* face and sides, when considering the slope of the *lot*, will be determined by the following:

(i.i)

0.00 to 1.00 % slope at each property line	6.1 metres
1.01 to 5.00 % slope at each property line	6.4 metres
5.01 to 10.00 % slope at each property line	6.7 metres
10.01 to 15.00 % slope at each property line	7.0 metres
15.01 % slope or greater	7.3 metres

(i.ii) Parts of the building *wall* length may exceed the maximum *perimeter wall height*, but must never exceed a maximum *wall* height of 8.4 metres.

(ii) Those parts of the *building* that extend beyond a plane formed by lines projecting inward at an angle of 45 degrees from the vertical at the respective permitted average *perimeter wall heights* as measured from grade along the lines of the *outermost building faces*, will be considered in the determination of average *perimeter wall height*. Gable ends, dormers and those parts of the *building wall* identified under Sub-section 1101(11)(a)(i)(i.i) will not be included in the determination of average *perimeter wall height*.



Partial information only. Refer to
City of Coquitlam Zoning Bylaw

(iii) The *perimeter wall area* of the downhill *building* face and sides, when considering the slope of the *lot*, will be determined by the following:

(iii.i)

0.00 to 1.00 % slope at each property line	93 sq. metres
1.01 to 5.00 % slope at each property line	97 sq. metres
5.01 to 10.00 % slope at each property line	102 sq. metres
10.01 to 15.00 % slope at each property line	107 sq. metres
15.01 % slope or greater	110 sq. metres

(i.ii) The area of gable ends and dormers above the second floor that face the side property line opposite another *building* site must be counted in the calculation of *perimeter wall area*, except if the face of the gable end or dormer is set back at least 2.4 metres from the *building* face of the floor below.

(iv) Sub-section 1101(11)(a) does not apply to properties located in the highlighted areas shown on Schedules 'B', 'C', and 'D' to this bylaw.

(b) The maximum length of any wall of a detached building or structure for an accessory residential use and an accessory off-street parking use is 11 metres.

(c) A detached building or structure for an accessory off-street parking use must not contain more than three parking spaces.

(12) Off-Street Parking and Loading

The regulations under Part 7 of this bylaw apply.

(13) Other Regulations

(a) Each dwelling unit in a building for duplex residential, triplex residential or fourplex residential use must be provided with access to an on-site private or common outdoor space or spaces that are defined by fences, railings, or landscaping and that have a total area not less than 37 m^2 per dwelling unit.

(b) Carriage house and garden cottage *uses* must be provided with direct access to an on-site private outdoor space that is defined by fences, railings, or landscaping and that has an area of not less than 4.0 m^2.

(c) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 of this bylaw apply.

Partial information only. Refer to
City of Coquitlam Zoning Bylaw

City of Coquitlam

Citywide Official Community Plan

9.0 Southwest Coquitlam Area Plan









Adopted March 4, 2002

Coquitlam

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9.0

Southwest Coquitlam Area Plan

An evolving, livable and vibrant place

SECTION 1 – BACKGROUND

1.1 Welcoming Innovative and Sustainable Investment in Neighbourhoods

The Southwest Coquitlam Area Plan sets out a general framework for Council to consider all development proposals in terms of land use and servicing. City Council welcomes and encourages innovative applications that build on Southwest Coquitlam's natural and built assets. The development of this Area Plan is a culmination of a comprehensive community engagement process and the resulting policies reflect the input of the many stakeholders who participated.

1.2 Scope and Organization

Municipalities in British Columbia have the authority to adopt an Official Community Plan through Part 26 of the *Local Government Act*. Legislation identifies the necessary components of these Plans, and establishes adoption procedures. The Southwest Coquitlam Area Plan has been prepared in compliance with this Provincial legislation.

As required in the *Local Government Act*, this Area Plan addresses residential, commercial, industrial, institutional, recreational and utility uses. It also addresses environmental issues and a neighbourhood planning framework. The updated Area Plan includes a new Community Values and Vision statement section and a format that is consistent with Coquitlam's CWOCP.

1.3 Relationship with the Citywide Official Community Plan

The SWCAP is part of Coquitlam's Official Community Plan (CWOCP) and is the City's statement of its long-term vision for the future for Southwest Coquitlam. As part of the CWOCP, the SWCAP has regulatory effect in itself, but its full effect is in conjunction with various regulatory bylaws and policies. Where a conflict exists between Sections 1 and 2 of the CWOCP and this Area Plan, which is Section 9, the policies of the more detailed SWCAP shall take priority.

Original Adoption March 4, 2002

1.4 Community Values

These following Community Values were developed in close consultation with a Public Advisory Committee and the broader public during the SWCAP update planning process and are the ultimate measure of its success:

An Integrated Sustainable Community
The health of the City and the Region depends on the strengths of its neighbourhoods. Citizens of Southwest Coquitlam share pride in the community fabric of their neighbourhoods and the diversity of its people. Residents and business people closely identify with their neighbourhoods, and through their neighbourhood feel connected to the larger Southwest Area, the City of Coquitlam, and the Region.

Environmental Stewardship
The natural and built environments are precious resources that should be preserved, protected and enhanced where possible. Protecting the environment should be the foundation for further initiatives, both building on recent successes and exploring opportunities for positive change.

Economic Opportunity and Resiliency
Citizens of Southwest Coquitlam value the benefits of a healthy economy. A strong economy is key to making sure that Southwest Coquitlam citizens meet their basic needs and that the City generates the resources necessary to support public investment and the local economy.

Social Equity
Southwest Coquitlam's future depends on the skills, strength and vitality of all its people; however, resources and opportunities are not limitless and must be shared among all members of the community. Southwest Coquitlam citizens seek greater equity in who participates in, benefits from, and contributes to the life of the community.

The Southwest Coquitlam Area Plan's four community values are key components of sustainability. Separately, they are necessary but insufficient; combined they become a firm foundation upon which to build a sustainable future for Southwest Coquitlam.

1.5 Vision

The Vision is the broadest statement of how the community wishes to evolve. From the beginning of the SWCAP update planning process, discussion among stakeholders focused on defining the future and using current community assets as the starting point for the plan. The SWCAP Vision is predicated on the Community Values to establish an overall direction for the plan.

Southwest Coquitlam is an economically, socially and culturally diverse community that ensures full participation for all in community life.

The community of Southwest Coquitlam, comprised of residents, business operators, non-profit and social service providers and government, create a caring community that gives opportunity and support to

1.5 Community Vision - continued

all its members, including children, the aged, people with disabilities, immigrants, refugees and the disadvantaged.

Residents, business operators and employees live, learn, work and play in an area of the City made up of interconnected complete and compact centres and distinctive neighbourhoods that are surrounded by a network of parks and natural areas.

The community seeks to build on existing strengths and attracts businesses that work with the community to create a diverse, sustainable economy. Southwest Coquitlam businesses are leaders in environmental and social responsibility.

The community of Southwest Coquitlam is an environmentally conscious community that takes responsibility for protecting the natural resources that are used and enjoyed.

1.6 Goals

The following goals support the Community Values and Vision:

A Compact, Complete Community

- Retain and enhance the distinct qualities that contribute to a sense of place in each of the centres in Southwest Coquitlam by encouraging an appropriate density, supportive land uses and development patterns that promote the efficient delivery of services, amenities, and private and public investment in a sustainable manner.

A Healthy Environment

- Sustain the unique natural features and functions of Southwest Coquitlam, including land form, vegetation, rivers, watercourses, greenways, wildlife habitat, biodiversity, natural ecosystems and environmentally sensitive areas.

Housing Choices in Distinct Neighbourhoods

- Support the development of vibrant, compact, complete communities with a diversity of housing choices that accommodate a range of lifestyles, ages, abilities, and incomes.

Sustainable Transportation Choices

- Develop an integrated, sustainable, multi-modal transportation system for people, goods, and services that is environmentally friendly, affordable, efficient, convenient, safe and accessible.

Vital Economy

- Increase opportunities for a diverse and innovative local economy that is sustainable, resilient and prosperous for current and future generations.
- Provide economic opportunities that contribute to the international, national, regional and local economy and provide residents employment opportunities close to home.
- Recognize Southwest Coquitlam's significant employment land capacity and strategic location and it's role in contributing to the City's employment goals, economic growth and diversification, creation of high paying jobs and efficient use of land.

Community Services and Infrastructure

- Provide sustainable infrastructure systems, health and safety measures, and an accessible network of leisure and social community facilities and programs to enhance livability and support growth and change in Southwest Coquitlam.
- Provide an integrated network of parks, natural areas, greenways, outdoor recreation opportunities, and public gathering places throughout Southwest Coquitlam to help meet the passive and active recreation needs for current and future residents of all ages, incomes, abilities, interests, and cultural backgrounds.

1.7 A Centres Strategy – A Planning Framework for Managing Growth and Change

The Centres Strategy builds upon the "Network of Complete Communities" concept outlined in Part 2, Section 2 of the Citywide Official Community Plan. The centres are the place where community resources are focused and supported with appropriate land uses, densities and development patterns that promote the efficient delivery of services, amenities and other public and private investments in an environmentally and economically sound manner.

The centres strategy recognizes the different and evolving roles that these centres throughout Southwest Coquitlam will play in the future. As illustrated in Schedule B, there are three types of Centres identified in Southwest Coquitlam:

- **Neighbourhood Centres** are mixed-use, transit-oriented community serving commercial precincts.
- **Employment Centre** is the activity district that includes a concentration of employment and economic activities.
- **Recreation/Institutional Centre** is a precinct that includes a predominant recreational or institutional activity to serve the whole Southwest Coquitlam area of the City.

Together, these centres will contribute to the City's employment, population and household targets over the life of this plan. The City will continue to work with its residents, businesses, and institutions to create, update, and implement Neighbourhood Plans or smaller special study area land use plans.

In addition to supporting the continued growth and change of these centres, the SWCAP also addresses conditions for areas that fall outside of the boundaries of the centres. These areas will be considered in consultation with residents and businesses for opportunities to accommodate some growth in small-scale, ground-oriented development patterns through Neighbourhood Planning processes.

1.8 Area Plan Content

The following sections of this Southwest Coquitlam Area Plan contain a series of goals, objectives and policies that are organized into sections consistent with those identified in Part 2 of the Citywide Official Community Plan and:

Section 2 - Compact Complete Community

Section 3 - A Healthy and LIvable Environment

Section 4 - Housing Choices in Distinct Neighbourhoods

Section 5 - Sustainable Transportation Choices

Section 6 - Vital Economy

Section 7 - Meeting Changing Community Service and Infrastructure Needs

Section 8 - Guidance of New Development – Development Permit Areas

Section 9 - Implementation

9.0

SECTION 2 – COMPACT COMPLETE COMMUNITY (CC)

2.1 Goal

- Retain and enhance the distinct qualities that contribute to a sense of place in each of the centres in Southwest Coquitlam by encouraging an appropriate density, supportive land uses and development patterns that promote the efficient delivery of services, amenities, and private and public investment in a sustainable manner.

2.2 Objectives

Centres

- Develop Southwest Coquitlam with diverse, distinct, and well-structured centres and neighbourhoods that meet the community's needs for complete, sustainable, and high-quality living environments.
- Create interconnected centres that collectively contribute to a more sustainable, accessible, and complete community for all of Southwest Coquitlam.
- Design active centres with appropriate connections and transitions / buffers to surrounding lower density neighbourhoods.

Employment Land Uses

- Encourage diverse land uses that contribute to the City's employment base and provide the goods and services to retain existing and future residents and businesses.

Residential Land Uses

- Develop a range of housing types including single-family, small scale, ground-oriented, and low-, medium- and high-density multi-family housing forms to meet the longer-term housing needs of existing and future residents.

Civic and Institutional Land Uses

- Develop and integrate a variety of civic institutions and public facilities into centres and neighbourhoods that reflect existing and future community needs and provide necessary services.

Development Phasing

- Support sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

2.3 Policies

CC1: Land Use Designations

The Southwest Coquitlam Land Use Plan, as illustrated in Schedule A to this Area Plan, provides a general framework for the location of various land uses and densities. The general intent of each Land Use Designation is as follows:

General Commercial. The intent of the area designated "General Commercial" is to accommodate a wide range of commercial uses at a low density. This designation includes both small shopping plazas and larger shopping facilities. Limited apartment use is also permitted in accordance with the Zoning Bylaw.

Service Commercial. The intent of the "Service Commercial" designation is to provide for low-density highway or auto-oriented commercial uses on larger lots.

Neighbourhood Centre. The intent of the "Neighbourhood Centre" designation is to provide for a mixture of medium- to high-density Transit-Oriented Development that accommodates residential, retail and commercial uses.

Transit Village Commercial. The intent of the "Transit Village Commercial" designation is to provide for the development of medium- and high-density Transit-Oriented Developments that accommodate residential uses, retail, commercial, professional services and a range of public amenities.

Waterfront Village Centre. The intent of the "Waterfront Village Centre" designation is to provide for high-density, mixed-use development that includes employment generating, civic/institutional and residential land uses.

High-Density Apartment. The intent of the "High-Density Apartment" designation is to accommodate apartment developments in tower forms in areas of high activity

Medium-Density Apartment. The intent of the "Medium-Density Apartment" designation is to accommodate townhouse and apartment developments at medium densities up to eight storeys.

Low-Density Apartment. The intent of the "Low-Density Apartment" designation is to allow for multi-family residential use at lower densities up to two storeys.

Townhousing. The intent of the "Townhousing" designation is to provide a lower density form of townhouse residential development, encouraging larger dwelling units suitable for family accommodation.

Urban Townhousing. The intent of the "Urban Townhousing" designation is to provide for low-density multi-family residential development within predominantly townhouse forms.

2.3 Policies - continued

Neighbourhood Attached Residential. The intent of the "Neighbourhood Attached Residential" is to provide for innovative, small scale attached housing types that can be accommodated through a variety of building arrangements.

Compact One-Family Residential. The intent of the "Compact One-Family Residential" designation is to accommodate the development of low density single family homes on small lots.

One-Family Residential. The intent of the "One-Family Residential" designation is to accommodate single-family residential homes on individual lots. Local commercial development is also accommodated, under specific circumstances, in this designation.

Mobile Home Park. The intent of the "Mobile Home Park" designation is to accommodate existing mobile home parks.

School. The intent of the "School" designation is to accommodate public and private educational institutions.

Civic and Major Institutional. The intent of the "Civic and Major Institutional" designation is to accommodate civic and institutional buildings and sites.

Parks and Recreation. The intent of the "Parks and Recreation" designation is to delineate those lands being used or intended to be used as public parks, oriented to active recreation and leisure uses.

Natural Areas. The intent of the "Natural Areas" designation is to delineate lands intended to remain in a natural state. "Natural Areas" lands provide habitat for wildlife and fisheries values and may include lands that are hazardous to development due to potential for land slippage, erosion, debris flows or flooding. These lands may be used for passive recreation uses such as wildlife viewing, trails, and complimentary minor structures.

Extensive Recreation. The intent of the "Extensive Recreation" designation is to accommodate large outdoor recreational uses and limited associated facilities such as golf courses, marinas and sports clubs.

Agricultural. The intent of the "Agricultural" designation is to accommodate the continued preservation of lands within the Agricultural Land Reserve for agricultural uses.

Industrial. The intent of the Industrial designation is to accommodate a range of industrial uses which provide opportunities for goods production, distribution, repair, warehousing, and supporting functions.

Business Enterprise. The intent of the Business Enterprise designation is to accommodate light industrial, limited commercial, and office uses.

2.3 Policies - continued

CC2: Zoning

The general pattern of development, as articulated by the Land Use Designations of Policy CC1 and illustrated in Schedule A to this Area Plan, is guided by the corresponding zoning designations as indicated in the following table:

Plan Designation	Corresponding Zone(s) and Supplementary Policy	
General Commercial	C-2	General Commercial
	C-6	Casino Commercial in accordance with Policy CC15
Service Commercial	CS-1	Service Commercial
	SS-1	Service Station Commercial
Neighbourhood Centre	C-3	Low-Rise Commercial
	C-5	Community Commercial
Transit Village Commercial	C-7	High Density Commercial
	P-1	Civic Institutional
	RM-5	Multi-Storey, High Density Apartment Residential
	RM-6	Multi-Storey, High Density Apartment Residential
Waterfront Village Centre	CD-1	Comprehensive mixed use development zone that emphasizes medium to high density residential development in combination with a variety of employment generating business uses and institutional uses, including public parks and open space.

2.3 Policies - continued

Plan Designation	Corresponding Zone(s) and Supplementary Policy	
High-Density Apartment	RM-4	Multi-Storey, High-Density Apartment Residential
	RM-5	Multi-Storey, High-Density Apartment Residential
	RM-6	Multi-Storey, High Density Apartment Residential
Medium-Density Apartment	RM-2	Three-Storey, Medium-Density Apartment Residential
	RM-3	Multi-Storey, Medium-Density Apartment Residential
	C-1	Local Commercial, in accordance with Policy CC14
Low-Density Apartment	RT-2	Townhouse Residential (not applicable in the Maillardville Neighbourhood Plan area)
	RM-1	Two-Storey, Low-Density Apartment Residential
	RT-1	Two-Family Residential (within Maillardville Neighbourhood Plan - Laval Square Development Permit Area only)
	C-1	Local Commercial, in accordance with Policy CC14
Townhousing	RT-2	Townhouse Residential
	C-1	Local Commercial, in accordance with Policy CC14
Urban Townhousing	RM-1	Two-Storey, Low-Density Apartment Residential
	C-1	Local Commercial, in accordance with Policy CC14

2.3 Policies - continued

Plan Designation	Corresponding Zone(s) and Supplementary Policy	
Neighbourhood Attached Residential	RT-1	Infill Residential
	RT-3	Multiplex Residential
	P-2	Special Institutional, in accordance with Policy CC29
	P-4	Special Care Institutional, in accordance with Policy CC30
	C-1	Local Commercial, in accordance with Policy CC14
Compact One-Family	RS-4	One-Family Compact Residential
	RS-5	One-Family Compact (Strata Lot) Residential
	P-2	Special Institutional, in accordance with Policy CC29
	P-4	Special Care Institutional, in accordance with Policy CC30
	C-1	Local Commercial, in accordance with Policy CC14
One-Family Residential	RS-1	One-Family Residential (650m2)
	RS-3	One-Family Residential (555m2) in accordance with Policy CC25
	P-2	Special Institutional, in accordance with Policy CC29
	P-4	Special Care Institutional, in accordance with Policy CC30
	C-1	Local Commercial, in accordance with Policy CC14
Mobile Home Park	RMH-1	Mobile Home Park
School	P-1	Civic Institutional
Civic and Major Institutional	P-1	Civic Institutional
	P-2	Special Institutional in accordance with Policy CC29

2.3 Policies - continued

Plan Designation	Corresponding Zone(s) and Supplementary Policy	
Parks and Recreation	P-1	Civic Institutional
	P-5	Special ParK
Natural Areas	P-1	Civic Institutional
	P-3	Special Recreational
	P-5	Special Park
Extensive Recreation	P-3	Special Recreational, in accordance with Policy CC32
Agricultural	A-3	Agricultural and Resource
Industrial	M-1	General Industrial, in accordance with Policy CC19
	M-2	Industrial Business, in accordance with Policy CC20 and CC22
	SS-1	Service Station Commercial
Business Enterprise	B-1	Business Enterprise, in accordance with Policy CC21 and CC22
	SS-1	Service Station Commercial

2.3 Policies - continued

Centres Policies

CC3: Direct the greatest share of growth to designated centres as identified in Schedule B. Prioritize the preservation, improvement and expansion of existing centres over the creation of new ones.

CC4: Create and enhance built and natural environments of the highest quality, which emphasize the special identity of each Southwest Coquitlam centre.

CC5: Maximize the benefit of public investment in infrastructure and services by focusing new improvements in and connections between centres.

CC6: Address potential associated negative impacts to adjacent properties and neighbourhoods from development or land use changes such as increased traffic, pollution, noise, security issues and visual impacts.

CC7: Provide multi-modal transportation connections within and to surrounding neighbourhood centres and other centres and facilities with particular focus on walking, cycling and transit orientation.

CC8: Identify and encourage densities sufficient to promote pedestrian activity and frequent transit service within neighbourhood centres, as well as to support local businesses providing neighbourhood services.

CC9: Neighbourhood Centres
Identify and encourage land uses and infrastructure investments to support anticipated residential and employment in neighbourhood centres including:

1. Land use designations and zoning sufficient to:
   a) accommodate a range of employment and/or commercial activity compatible with the overall function, character, and intensity of development specified for a particular neighbourhood centre. Land use designations should provide locations for commercial services convenient to local residents and workers and in some cases a broader clientele;
   b) allow a diversity of housing choices to accommodate a broad range of household needs, wants and lifestyles; and
   c) accommodate appropriate community facilities and human services that reflect the role of each centre as the focus of housing and employment and as the service centre for the surrounding neighbourhoods.
2. Parks and public gathering places, natural areas, streetscapes and recreational and community facilities that enhance vibrancy and livability and improve environmental quality. Ensure public spaces are easily accessible and open to the public.

2.3 Policies - continued

CC10: Employment Centres

Identify and encourage land uses and infrastructure investments to support employment growth including:

1. support the need for change and enhancement of the recreational/ institutional centre as a key destination that provides services to the local neighbourhood and Southwest Coquitlam;
2. A range of employment and economic activity compatible with the overall function, character, and intensity of development specified for the employment centre; and
3. Community facilities and human services to support the employment centres.

CC11: Recreational/ Institutional Centres

As part of future comprehensive planning processes appropriate to the recreational / institutional centres incorporate land use designations and zoning to:

1. support the need for change and enhancement of the recreational/ institutional centre as a key destination that provides services to the local neighbourhood and Southwest area;
2. accommodate appropriate, supportive accessory uses; and
3. accommodate a range of activities, uses and densities compatible with the overall function, character, and intensity of development identified for this recreational/ institutional centre.

Employment Land Uses

CC12: General and Service Commercial Areas

The general and service commercial designation recognizes existing auto-oriented strip commercial areas serving a citywide or regional clientele located with ready access from principal arterials or areas adjacent to industrial designations. Limit the establishment of new general and service commercial designated areas.

CC13: General and Service Commercial Area Reinvestment

Prioritize the improvement of the architectural quality, the pedestrian friendliness of development and the creation of an attractive streetscape in general and service commercial designated areas. As applicable, encourage retention and additions of local-serving small businesses in community shopping centres, such as Como Lake Village.

2.3 Policies - continued

CC14: C-1 Zone Local Commercial

Encourage neighbourhood commercial development along arterial or collector streets in residential areas. Rezonings to C-1 Local Commercial may be considered where identified as a corresponding zone within the Plan or Land Use Designation for the purpose of permitting small-scale, local serving commercial nodes.

CC15: C-6 Zone Casino Commercial

Limit entertainment facilities containing casino gaming operations and complementary uses to the site denoted on Schedule D of this Area Plan.

CC16: C-3 Zone Low-Rise Commercial

Commercial or mixed-use buildings generally four storeys in height will be considered in Neighbourhood Centres where transition is desirable between areas designated for higher and lower building forms in Neighbourhood Centres.

CC17: Policy has been deleted

CC18: SS-1 Service Station Commercial

Council may give consideration to applications for SS-1 Service Station Commercial zoning for purposes of service stations in portions of the Plan area designated for Service Commercial, Industrial and Business Enterprise uses, but such applications will only be given consideration where located on a site having adequate access directly onto a collector or arterial road and is not in a residential area.

CC19: M-1 Zone General Industrial

Development is intended:

1. Maintain industrial uses in areas shown in Schedule A, designated Industrial.
2. Encourage redevelopment and reuse of industrial land for industrial uses and more intensive use of the land.

CC20: M-2 Zone Industrial Business

Development is intended:

1. Maintain industrial uses in areas shown in Schedule A, designated Industrial.
2. Encourage redevelopment and reuse of industrial land for industrial uses and more intensive use of the land.

2.3 Policies - continued

CC21: B-1 Zone Business Enterprise

Development is intended to:

1. Limit the Business Enterprise land use designation to areas shown in Schedule A and Schedule D until the Fraser Gateway Employment Corridor study and transportation infrastructure projects, including Brunette Interchange and Brunette-Lougheed Corridor, are completed. The intent of this policy is to:

    a) maintain the long-term viability of office and commercial uses in the neighbourhood centres; and

    b) maintain a long-term supply of industrial designated land.

2. Encourage alternative land uses to large format household retail that generate more employment.

3. Support alternative employment generating land uses, such as office, that would benefit from a location in the Fraser Gateway Employment Corridor.

4. Encourage the intensification of industrial areas to ensure the efficient use of industrial lands, and support ancillary uses, that serve businesses and workers in industrial areas.

CC22: Restaurants and Grocery Store in Business Enterprise and Industrial Areas

Restaurants and grocery stores of a limited size are intended as ancillary uses that serve businesses and workers in industrial zones. Stand-alone, larger region-serving 'destination' commercial uses are encouraged to locate in other areas such as the Lougheed Highway corridor.

CC23: Policy has been deleted

2.3 Policies - continued

CC24: Policy has been deleted

Residential Land Uses

CC25: RS-3 Zone Small Lot One Family Residential

Council may give consideration to applications, in advance of neighbourhood planning processes, for RS-3 One Family Residential zoning in areas designated One-Family Residential provided a minimum lot size of 555m2 is deemed appropriate with respect to neighbourhood context, character and surrounding lot sizes. As noted in Policy CC27 below, Council may also give consideration to application for new small-scale, ground-oriented housing choices.

CC26: Public Benefits

Consider the development of policies that establish zoning incentives and other development-related tools to provide for, or preserve and enhance public benefits.

CC27: Housing Choices

Council may give consideration to applications for new small-scale, ground-oriented housing choices, in portions of the Plan area designated for Neighbourhood Attached Residential uses in advance of completing new, or updating existing, Neighbourhood Plans. The City will establish a Demonstration Program for Innovative, Small-scale Housing Design to assist in guiding appropriate new housing choices design that specifies the purpose, goals, review criteria, design considerations, consultation requirements, and post-project completion evaluation requirements.

Civic and Institutional Land Uses

CC28: Civic and Institutional Uses in Private Developments

Explore the potential to incorporate civic/public facilities into private developments if compatible with the function, character and scale of the area in which they are located.

CC29: P-2 Zone Places of Worship

Council may give consideration to applications for P-2 Special Institutional zoning within the Plan area for the development of places of worship provided that such consideration will take into account the following siting guidelines:

1. The site should have convenient access to a collector or arterial street such that traffic generated by this use will not tend to use local residential streets for access.
2. The site should not be located on lands designated in Schedule A for industrial use.

2.3 Policies - continued

3. The development should comply with the subdivision, servicing, design review and landscaping requirements normally met by classes of development other than single-family or duplex residential.
4. Preference will be given to sites that form a buffer between residential and non-residential uses, or which buffer residential uses from the intersection of two arterial and/or collector streets.
5. To ensure attractive and activated street frontages with natural surveillance, building design along public pedestrian corridors should include elements such as windows, entrances, special building articulation, appropriate landscaping, and pedestrian scale lighting.
6. Where appropriate, the design and location of main building entrances should address surrounding streets to improve the relationship between the building and public realm.

CC30: Special Care Institutional Licensed Child Care Centres

Council may give consideration to applications for P-4 Special Care Institutional zoning for purposes of licensed child-minding services, nursery schools, kindergartens, child care centres and out-of-school child care centres in parts of the plan area designated "One-Family Residential" or "Compact One-Family" provided that the proposed buildings are in keeping with the character of the neighbourhood and that sufficient drop-off and pick-up facilities are accommodated.

CC31: Riverview Lands

Consideration of development proposals in the Riverview Lands should be pursuant to the recommendations contained in Coquitlam's Community Heritage Register and the Council adopted *For the Future of Riverview (2005)*, as amended from time to time.

CC32: Extensive Recreation Area

Recognize that the land known as the "GVRD fill site" as denoted on Schedule D of the Plan and designated Extensive Recreation, is considered an interim use only and will require redesignating to industrial once remediation of the site is complete.

2.3 Policies - continued

Waterfront Village Neighbourhood Centre Land Use Policies

The approximately 89-acre (36 ha) site adjacent to the Fraser River commonly known as 'Fraser Mills' is designated as a Waterfront Village Centre containing a mix of residential, commercial, industrial, institutional and public open space uses.

Planning Principles

CC33: The neighbourhood plan shall be prepared taking into consideration the following planning principles:

1. Provide housing that meets the needs of a variety of household ages, incomes, abilities and tenures (including both market and non market housing opportunities).
2. Foster the creation of a healthy community that :
   a) promotes walking, cycling, and use of transit and the creation of an integrated parks and open space system which enhances this riverfront setting
   b) maximizes public access to the river front including the provision of a continuous waterfront walkway and a public pier, subject to approval by regulatory authorities and other parties
   c) integrates residential and employment uses with the parks and open space system
   d) provides for a variety of leisure and recreation opportunities ranging from passive to more active/athletic activities
   e) provides direct and improved cycling and pedestrian connections to adjacent areas within Pacific Reach as well as north of the Trans Canada Highway into the Maillardville neighbourhood
   f) provides direct benefits which improve the health of the local ecosystem.
3. Acknowledge and celebrate the heritage of the site.
4. Promote efficient use of resources (land, air, energy and water) by:
   a) employing community energy planning principles as well specific strategies related to site planning, land use, building design, transportation, energy conservation and alternative energy supply options;
   b) exploring the feasibility of alternative energy supply options and the development of a district energy system to serve the neighbourhood;
   c) developing an integrated stormwater management system which restores natural systems in the area.

2.3 Policies - continued

5. Ensure that employment opportunities on the site are maximized, including "no net loss" compared to the number/quality of jobs that would have been provided under an industrial development scenario for the site.
6. Create a retail commercial area that shall serve as a principal focus of the neighbourhood and shall provide for the day to day needs of local residents, as well as attracting visitors.
7. Minimize potential conflicts and incompatibilities between residential and non residential land uses (both on site and adjacent). These shall be addressed through appropriate and effective buffers and other site planning and building design/ construction considerations.
8. Ensure a high level of quality of urban design and form both in terms of private buildings/spaces and the public realm.
9. Foster the creation of a high quality public realm that contributes to the livability of the area and local residents and businesses and that provides opportunities for enhancements to local natural systems.
10. Foster community completeness through the provision of adequate community amenities, services and facilities to neighbourhood and City residents.
11. Ensure the creation of a multi modal area and local transportation/ circulation system which provides a long- term solution to local transportation issues and constraints in the area and provides enhanced connections to adjacent areas within Pacific Reach as well as with the Maillardville neighbourhood.
12. Ensure that telecommunications infrastructure on the site is service provider neutral and allows for the delivery of high speed services over optical fibre cables.

Land Uses and Densities

CC34: The neighbourhood plan shall be prepared taking into consideration the following land uses and densities:

1. The residential component shall be a mix of medium to high density building forms, including townhouses and low, mid and high-rise apartment buildings. The maximum permitted height of the 13 planned residential high-rise buildings shall not exceed 38 storeys, with an overall average of 30 storeys. The placement of towers shall be subject to view and sightline analyses. Live-work units shall also be permitted as part of the residential component. The number of residential dwelling units on the site shall not be less than 3,200 and not more than 3,700.
2. The commercial component shall be primarily mixed with residential use. Commercial uses appropriate to the site include retail, personal and professional services, and food services. The amount of commercial floorspace shall be not less than 16,255 sq. m. (175,000 sq. ft) and not more than 25,545 sq. m. (275,000 sq. ft).

2.3 Policies - continued

3. The industrial component shall be composed of light industrial and related uses that are compatible with adjacent residential use. The industrial component shall occupy not less than 6.0 ha. (15 acres) of the site and the amount of industrial floorspace shall be not less than 54,534 sq. m. (587,000 sq. ft.) that includes "light industrial/ business park" space.
4. The zoning will allow a post-secondary education facility with a FAR between 0.75 and 1.25 and a maximum height of 4 storeys.
5. A minimum of 6 ha. (16 acres) of publicly-accessible open space, including active and passive park space and trails, shall be provided. This will include a public trail system extending the entire length of the site adjacent to the Fraser River and linked to the current and planned trail network on and adjacent to the site.
6. A public pier shall be provided on the Fraser River that is linked to the waterfront public trail system on the site, provided that such approvals can be obtained. This pier is to be linked to the public trail system.
7. Private indoor amenity space shall be on-site for the residents of Fraser Mills. The minimum amount of floorspace provided for this purpose shall be 6,736 sq. m. (72,500 sq. ft.).

9.0

SECTION 3 – A HEALTHY AND LIVEABLE ENVIRONMENT (HE)

3.1 Goal

- Sustain the unique natural features and functions of Southwest Coquitlam, including land form, vegetation, rivers, watercourses, greenways, wildlife habitat, biodiversity, natural ecosystems and environmentally sensitive areas.

3.2 Objectives

- Provide for the wise management and stewardship of the area's water and land based resources to ensure their long term sustainability.
- Avoid and mitigate the impacts of urban development in hazardous lands, areas of high environmental sensitivity, and fish and wildlife habitat.
- Increase and develop a multi-functional 'green infrastructure' consisting of natural areas, open spaces, greenways, urban forest and parklands which serve as defining physical features of Southwest Coquitlam.
- Provide for strategies to manage human interactions with wildlife, particularly bears.
- Reduce emissions of greenhouse gases and common air contaminants.

3.3 Policies

Natural Resource Management and Environmental Protection

Water Resources

HE1: Support the protection of Southwest Coquitlam's water resources from degradation and use water resources more efficiently by:

1. Completing integrated watershed management plans either before or at the same time as neighbourhood plans are developed.
2. Implementing and enforcing regional water conservation regulations and exploring the possibility of assisting residences and businesses in Southwest Coquitlam in the development of water conservation plans.

3.3 Policies - continued

3. Protecting riparian areas via the Riparian Areas Regulations and implementing stormwater management guidelines, as adopted and amended from time to time, to reduce the impacts of storm water.
4. Working towards stormwater management approaches that are compatible with the broader objectives of existing and future integrated watershed management plans in Southwest Coquitlam.
5. Addressing stormwater issues in a manner that is consistent with the Policy and Design Manual in the City of Coquitlam Subdivision and Development Servicing Bylaw No. 3558, 2003, as amended from time to time.
6. Using opportunities to incorporate stormwater management measures through redevelopment and infrastructure works.
7. Implementing invasive species management plans in recognition of the negative impact invasive species proliferation can have on fish and wildlife habitat.
8. Encouraging the application of roof treatments on multi-family, commercial, mixed-use and industrial buildings to improve stormwater management and enhance views from above.
9. Developing and implementing a corporate water conservation plan for the City of Coquitlam.

Natural Hazards Management

HE2: Consider the prevention of property damage resulting from natural hazards such as flooding or slope failure by:

1. Assessing the condition of existing drainage corridors and flood protection systems and maintaining them as required.
2. Completing integrated watershed management plans, as delineated in Schedule F, which take into account effects of climate change, including the possibility of severe storm events and increased risk of flooding and/or drought and proposing mitigation measures.
3. Continuing existing programs to assess and mitigate natural hazards on slopes and refrain from siting buildings or building additions on or adjacent to slopes or in the floodplain as defined and regulated in the City of Coquitlam Zoning Bylaw, 3000, 1996, as amended from time to time.
4. Recognizing that the presence of vegetation enhances slope stability, and using the Tree Management Bylaw to restrict tree cutting in steep slope areas and promote replanting where tree loss has occurred.
5. Consider, as feasible, as appropriate, and as relevant, the measures identified in the Hazard, Risk and Vulnerability Analysis, 2007 through neighbourhood planning processes.

3.3 Policies - continued

Environmentally Sensitive Areas

HE3: Consider the prevention or mitigation of impacts from urban development in environmentally sensitive areas by:

1. Implementing strategies for managing environmentally sensitive areas.
2. Investigating the use of development permit areas to protect environmentally sensitive areas.
3. Managing invasive species on public lands where they threaten the proper functioning of ecosystems in accordance with the Invasive Species Management Strategy, 2007, as amended from time to time.
4. Developing a strategy, policies and a regulatory framework to address peat settlement-prone areas.
5. Working with the Fraser River Estuary Management Plan partners, ensuring that foreshore development along the Fraser River supports the overall goals and intent of the Plan and accompanying designations as identified in Schedule C.
6. While recognizing the challenges of doing so in a urbanized area explore and develop ways to connect natural areas in Southwest Coquitlam to preserve or improve biodiversity.
7. Encouraging the use of native plant species through enhancement and restoration of degraded sites of ecological significance within or adjacent to Southwest Coquitlam, in accordance with any wildlife management strategies, to support local biodiversity and minimize irrigation needs where possible.
8. Providing bear protection in Southwest Coquitlam while enabling residents to continue to enjoy living in a community surrounded by nature in a way that does not harm wildlife or result in safety risks to the community. Complete a bear-human conflict management plan to evaluate measures to strive to achieve this intent.

Air Quality, Climate Change and Energy

HE4: Reduce emissions of common air contaminants and greenhouse gases by:

1. Developing guidelines that encourage and outline voluntary green building design features and residential retrofit approaches, including information on grants and other funding sources.
2. Exploring the feasibility of adopting a green building standard or an integrated design process for all city capital building projects.

3.3 Policies - continued

3. Encouraging overall greenhouse gas reductions, consistent with Provincial statutory requirements, as part of the development process through strategies such as improved building energy efficiency, reductions in transportation emissions, use of alternative/renewable energy sources, and the use of passive solar design and landscaping, as well as other well-established design approaches.
4. Exploring the feasibility of providing incentives that encourage green development.
5. Completing and implementing a comprehensive landscape strategy that includes a goal to maintain or expand the current tree canopy wherever possible and other initiatives to support carbon sequestration.
6. Incorporating biodiversity, carbon sequestration and increased efficiency in stormwater management when planting and managing landscapes within Southwest Coquitlam.
7. Working with Metro Vancouver and the Provincial Government, establishing more detailed baseline air quality data in Southwest Coquitlam.
8. Partnering with Metro Vancouver through programs to reduce emissions from automobiles and homes.
9. Implementing a sustainable transportation plan which includes travel demand management services to improve and encourage transit and non-vehicular modes of transportation.
10. Incorporating approaches to land use planning that enable residents to use transit or non-vehicular means to complete daily tasks.
11. Exploring opportunities for incorporation of alternate heating and electricity generation, such as geo-thermal, ground and air source heat pumps, solar thermal, photovoltaic energy, wastewater, or biomass sources as part of new development.
12. Working with business owners, especially those in the industrial areas, to explore sustainable synergies and the establishment of eco-industrial networks
13. Taking the lead in piloting the use of photovoltaics and solar lighting for streetlighting and other appropriate opportunities where possible.
14. Providing reduced vehicular travel and live/work opportunities with development that establishes access to utility corridors and conduit for all suppliers of communication technology.
15. Using the City of Coquitlam Green Guide to encourage residents, businesses, and developers improve the environmental performance of buildings and development.

3.3 Policies - continued

16. Encouraging opportunities for urban agriculture in Southwest Coquitlam to permit the growing of food such as edible landscaping, community garden space and active living roofs.
17. Implementing the greenhouse gas emission reduction targets as adopted by Council in July 2007 in the Corporate Climate Action Plan 2007: Energy and Greenhouse Gas Emissions Management plan.
18. Establishing greenhouse gas emission reduction targets, as mandated by the *Local Government Act*, and other adaptation strategies through the preparation of a climate change action plan with neighbourhood planning process.

Waste Management

HE5: Reduce waste and its impacts on the environment by:

1. Encouraging new and existing multi-family, mixed-use, and commercial developments to include facilities for waste reduction and recycling.
2. Encouraging composting of organic waste materials in a manner that also prevents interactions with wildlife, particularly bears.
3. Implementing guidelines, as adopted and amended from time to time, for waste management practices that prevent interactions with bears, such as bear-proof residential waste containers.

Environmental Awareness and Responsibility

HE6: Create a public information tool that illustrates the inter-connections between land use, sustainable transportation, travel behaviour, greenhouse gas emissions and climate change. Explore additional opportunities to increase public awareness of how to reduce environmental impacts so that residents, business owners, and employees are able to make informed choices.

HE7: Use the Neighbourhood Policy Framework in Schedule E, to inform and guide the preparation of neighbourhood plans that advance sustainable goals.

HE8: Seek opportunities to meet obligations under existing environmental agreements and partnerships, such as the British Columbia Climate Action Charter, and where appropriate, seek senior government funding, policy, and regulatory support to help realize these opportunities.

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SECTION 4 – HOUSING CHOICES IN DISTINCT NEIGHBOURHOODS (DN)

4.1 Goal

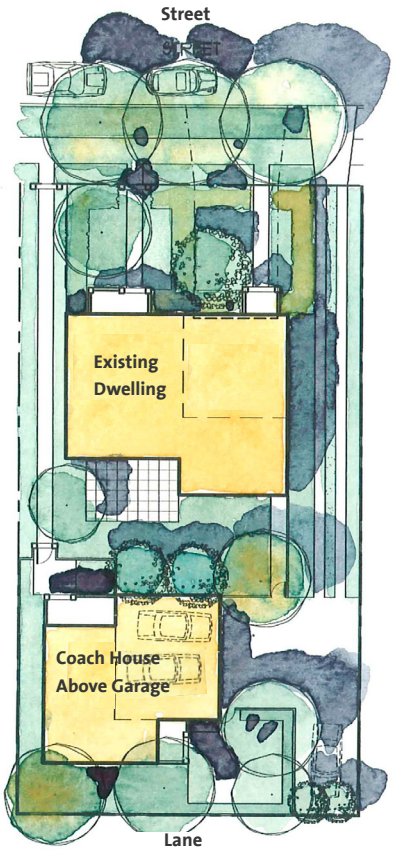
- Support the development of vibrant, compact, complete communities with a diversity of housing choices that accommodate a range of lifestyles, ages, abilities, and incomes.

4.2 Objectives

- Implement the strategic actions outlined in Coquitlam's "Affordable Housing Strategy" (2007).
- Promote re-investment in and upgrade of existing neighbourhoods through redevelopment of older housing stock and associated improvements to streets and sidewalks to improve liveability.
- Promote the development of neighbourhoods that provide a variety of housing types, densities and designs, and mix of uses and services that address the diverse needs of existing and future Southwest Coquitlam residents of all ages and social-economic groups.
- Promote community design that produces a high-quality built environment with form and character that reflects Southwest Coquitlam's unique historic, environmental and architectural context, and creates memorable places that enrich community life.

Housing Choices Prototype

Coach Housing



4.3 Policies

Housing Choices

DN1: Identify sites for revitalization and new housing opportunities in neighbourhoods.

DN2: Explore incentive-based approaches such as density bonusing to expand non-market and market affordable housing that is provided as a result of new development.

DN3: Encourage innovative and non-traditional, small-scale, ground-oriented housing types such as co-housing, courtyard housing, cottage housing, coach housing, live/work and other forms of adaptable or flexible housing as an alternative means of accommodating residential growth and change and potentially providing affordable housing options. (Refer to the City's Housing Choice Study for Southwest Coquitlam for descriptions of different housing types)

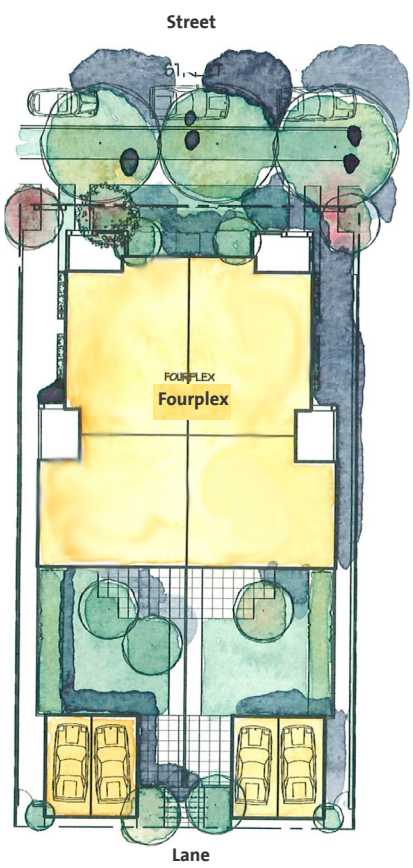
DN4: Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and licensed care facilities. Strive to increase opportunities for seniors to live in accessible housing with services nearby.

4.3 Policies - continued

DN5: Consider the accommodation and encouragement, where appropriate, of small-scale, ground-oriented housing that is attractive and affordable to households with children through neighbourhood planning processes.

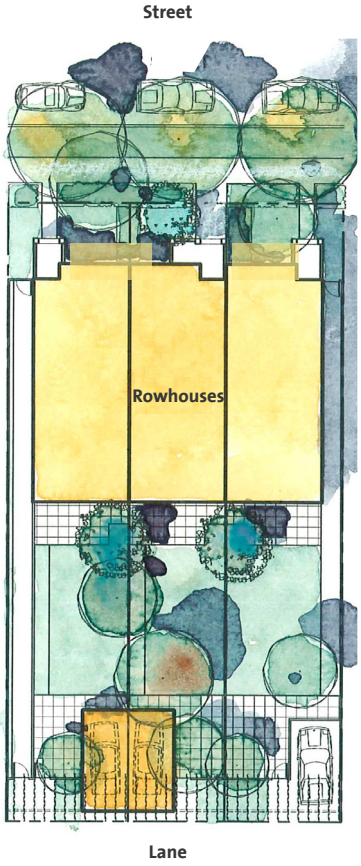
Housing Choices Prototype

Detached Multiplex



Housing Choices Prototype

Rowhouses



DN6: Support the creation of new market and non-market rental housing within the Southwest Coquitlam Plan Area.

DN7: Retain and replace existing market and non-market rental housing stock through the implementation of the City of Coquitlam Strata-Conversion Guidelines and Policies, as amended from time to time. Any loss of rental housing stock will be required to support and compensate displaced persons.

DN8: Future redevelopment of mobile home parks, which are a form of affordable housing, should apply the City's Mobile Home Park Redevelopment Displacement Assistance policy as adopted by Council and amended from time to time.

DN9: Encourage the location of supportive or transitional housing for people with special needs within Southwest Coquitlam, including those with physical or mental disabilities and others who have unique social needs.

4.3 Policies - continued

DN10: Consider redevelopment or intensification of aging non-market or cooperative housing sites subject to the following:

1. Ensure that there is no net loss of non-market housing units;
2. Seek opportunities to expand non-market housing stock through senior government initiatives.
3. Ensure existing residents are accommodated according to Coquitlam's tenant assistance policies.

DN11: Mix housing types and tenures wherever possible to encourage social integration throughout Southwest Coquitlam.

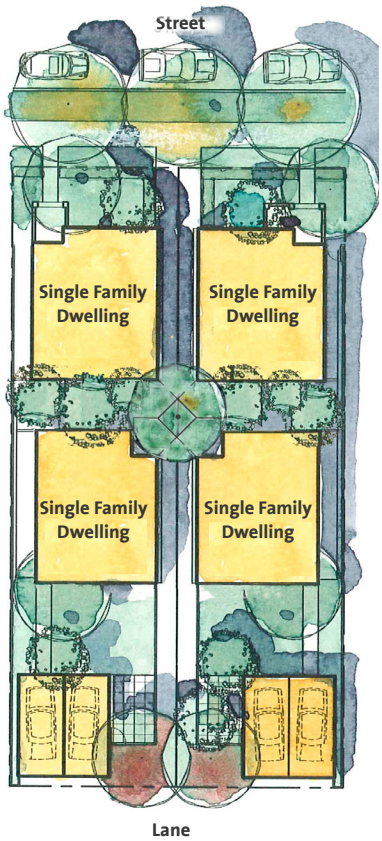
DN12: Explore the integration of affordable housing units within developments on City owned properties.

DN13: Encourage a variety of housing unit adaptability measures that will serve the needs of residents in all stages of life to allow for aging in place.

DN14: Strengthen opportunities for families with children to live in higher-density environments by including useable outdoor space for play, recreation, and social or cultural activities as part of new multi-family residential and mixed-use developments.

Housing Choices Prototype

Detached Multiplex



Distinct Neighbourhoods

DN15: Undertake the preparation of detailed neighbourhood plans as a means to translate and implement the policies of this Area Plan. These neighbourhood plans should be directed at neighbourhoods and centres experiencing or expected to experience significant pressures of growth and change and where other local issues warrant more detailing planning and public consultation.

DN16: Consider the quality and character of a neighbourhood and reinforce the characteristics that provide identify such as land use, density and street patterns.

DN17: Encourage lot divisions and consolidations that will enhance and contribute to neighbourhood character.

DN18: Encourage the utilization of rear lanes to provide improved and alternative pedestrian and vehicle access to sites and through the neighbourhood. Develop a new street cross section for lanes, with consideration of landscaping, snow removal, garbage collection and other maintenance and operational requirements, to accommodate additional housing choices in existing neighbourhood.

DN19: Ensure excellence in the design of Southwest Coquitlam's urban form and structure through development standards and clear design direction.

Community Heritage

DN20: Encourage owners of properties of historical significance, as identified on the City's Heritage Inventory and/or Register, to rehabilitate and preserve historic buildings and sites through the use of Heritage Revitalization Agreements or other measures to protect heritage resources.

DN21: Explore historical linkages during neighbourhood planning processes in order to better inform the local vision and the identification of distinct neighbourhood character.

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SECTION 5 – SUSTAINABLE TRANSPORTATION CHOICES (ST)

5.1 Goal

- Develop an integrated, sustainable, multi-modal transportation system for people, goods, and services that is environmentally friendly, affordable, efficient, convenient, safe and accessible.

5.2 Objectives

- Develop transportation strategies and investments that are coordinated with the shaping of land use policies in support of the development of compact, complete communities.
- Create a comprehensive street system that provides circulation throughout Southwest Coquitlam while enhancing the safety and function of the local transportation system.
- Ensure the development of a transit system that conveniently connects Southwest Coquitlam's residential areas and centres.
- Encourage a shift in personal lifestyle and behaviour towards sustainable transportation choices that enhance personal health and fitness.
- Preserve and improve mobility and access for the transport of goods and services.
- Manage the parking supply to support a vital economy, reduce auto trips and improve air quality.

5.3 Policies

Enhancing Vibrant Centres: Land Use & Transportation

ST1: Encourage the design of transportation infrastructure and facilities in and between centres to support land use strategies, goals and policies for a sustainable, compact, complete community.

ST2: Encourage and provide opportunities for public involvement in planning and designing City transportation facilities, programs, and services, and encourage other agencies and service providers to do the same.

ST3: Develop a Sustainable Transportation Plan (STP) for Southwest Coquitlam with the goal of creating a multi-modal transportation network to move people and goods. The STP should include goals and policies and designation of pedestrian, bicycle, transit, vehicle and truck route networks.

ST4: Explore all other options to improve safety or to achieve appropriate levels of service before adding new general purpose vehicle travel lanes.

5.3 Policies - continued

ST5: Recognize the important function of rear lanes in the transportation network. Consider lanes a valuable public and transportation resource for access to abutting properties, to improve adjoining streetscapes, and to improve safety and mobility on arterial and collector roads.

ST6: Examine current road standards and make necessary amendments to the City of Coquitlam's Subdivision and Development Servicing Bylaw to support the overall sustainable transportation approach for Southwest Coquitlam.

ST7: Coordinate with regional, provincial and federal agencies, local governments, and transit providers when planning and operating transportation facilities and services in order to promote regional mobility for people and goods and to support the centers strategy approach to growth and change management.

Increasing Transportation Choices: Making Transit a Real Choice

ST8: Work with TransLink to provide transit service that is fast, frequent, and reliable between centres and accessible to most of the city's residences and businesses. Pursue strategies that make transit safe, secure, comfortable, and affordable.

ST9: Encourage transit services that address the needs of persons with disabilities, the elderly, other people with special needs, and people who depend on public transit for their mobility.

ST10: Ensure land use and servicing plans support the integration of the Evergreen Rapid Transit Line along the North Road and Clarke Road corridor. Work collaboratively with TransLink and the Province, along with the Kwikwetlem First Nation and other stakeholders, to develop a longer term plan for the provision of rapid transit along the Lougheed corridor in Southeast Coquitlam. Establish an integrated, regional high capacity rapid bus transit system or similar facility within the corridor as an interim step to building a southeast rapid transit line.

ST11: Work collaboratively with TransLink to support the development of a Frequent Transit Network system that connects all Centres.

ST12: Work with TransLink to design and operate transit facilities and services to make connections within the transit system and with other modes.

ST13: Integrate transit stops, stations, and hubs into existing communities and business districts to make it convenient for people to ride transit and reach local businesses.

ST14: Work with transit providers to ensure that the design of stations and alignments will improve how people move through and perceive Southwest Coquitlam, contribute positively to Southwest Coquitlam's civic identity and reflect the cultural identity of the communities where they are located.

5.3 Policies - continued

ST15: Encourage the incorporation and integration of park-and-ride facilities and associated uses into larger, mixed-use development.

ST16: Encourage opportunities for waterborne transit service.

Increasing Transportation Choices: Bicycling and Walking

ST17: Improve mobility and safe access for walking and bicycling in Southwest Coquitlam. Develop Southwest Coquitlam-wide integrated bicycle and pedestrian systems, and create incentives to promote non-motorized travel to all centres, transit stations, schools, parks and other destinations.

ST18: Integrate local pedestrian and bicycle facilities, services, and programs into City and regional transportation and transit systems. Encourage transit providers to provide safe and convenient pedestrian and bicycle access to and onto transit systems.

ST19: Encourage and integrate end-of-trip bicycle facilities such as secure, short- and long-term parking, showers, change rooms and locker facilities within appropriate developments.

ST20: Identify the development and improvement of pedestrian facilities as a priority to provide key connections. Particular consideration should be given to school walking routes; access to transit, public facilities, social services, community centres; access within and direct routes between neighbourhood centres; pedestrian connections in areas with steep grades; and areas with high anticipated levels of growth and change.

ST21: Provide and maintain a direct and comprehensive bicycle network connecting centres and other key locations, such as Foster and Rochester Bikeways, pursuant to the City's Cycling Implementation Priority Strategy. Provide continuous bicycle facilities and work to eliminate system gaps. The bicycle network plan component of the Sustainable Transportation Plan should identify a method for assessing and implementing cyclist safety and access improvements in high growth areas.

ST22: Develop, apply and monitor walking and bicycling transportation performance measures in the Sustainable Transportation Plan when completed to evaluate the functioning of the non-motorized transportation system; to ensure consistency with current industry standards; to identify strengths, deficiencies and potential improvements; and to support development of new and innovative facilities and programs.

ST23: Promote safe walking, bicycling, and driving behavior through education, enforcement and engineering design, that highlight public health benefits, reinforce pedestrian, bicycle and motorist rights and responsibilities, and minimize pedestrian, bicycle, and vehicular conflicts through engineering strategies that encourage all traffic to travel on appropriate roads and at appropriate speeds.

5.3 Policies - continued

Promoting the Economy: Moving Goods

ST24: Work with the goods movement sector and other entities to promote awareness about potential operational changes, capital projects and regulations that may impact goods movement.

ST25: Participate and advocate Southwest Coquitlam's interests in regional and provincial forums regarding goods movement.

ST26: Recognize the importance of the goods movement network to Southwest Coquitlam's economic health when making decisions that affect Truck route streets as well as other parts of the region's roadway system.

ST27: Encourage efficient and safe movement of goods by rail where appropriate. Promote continued operation of freight rail lines and regional intermodal yards that serve industrial properties and the transport of goods. Improve the safety and operational conditions for freight rail transport at rail track crossings within Southwest Coquitlam streets.

Managing the Parking Supply

ST28: Consider establishing parking areas within Neighbourhood Centres that can help older districts address on- and off-street parking demand.

ST29: Explore the use of low-cost parking management strategies, as part of a review of the City's parking management strategy, such as curb space management, shared parking, pricing, parking information, marketing and similar tools to encourage more efficient use of parking supplies before pursuing more expensive on- and off-street parking facility options.

ST30: Explore on-street parking options in centres provided that the pedestrian and bicycle environments and transit operations are of primary concern.

ST31: Consider the development of an on-street parking supply plan, particularly for centres, during the preparation of neighbourhood plans

ST32: Implement parking regulations to encourage commercial parking turnover, customer access, and efficient allocation of parking among diverse users.

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SECTION 6 – VITAL ECONOMY (VE)

6.1 Goals

- Increase opportunities for a diverse and innovative local economy that is sustainable, resilient and prosperous for current and future generations.
- Provide economic opportunities that contribute to the international, national, regional and local economy and provide residents with employment opportunities close to home.
- Recognize Southwest Coquitlam's significant employment land capacity and strategic location and it's role in contributing to the City's employment goals, economic growth and diversification, creation of high paying jobs and efficient use of land.

6.2 Objectives

- Leverage community assets, telecommunication, infrastructure, transit service and access to multi-model transportation networks to attract economic development to Southwest Coquitlam.
- Review the Southwest Coquitlam Area Plan every five years to ensure that it is economically feasible in the context of current and projected market, land use, and real estate trends.
- Protect and develop key employment land capacity in Southwest Coquitlam.
- Provide for a broad range of new jobs in Southwest Coquitlam in the short, medium and long terms to match the skills and diversity of Coquitlam's current and future labour force.
- Collaborate with the local business community, residents and other stakeholders to create dynamic, healthy, sustainable and successful commercial centres and employment areas.

6.3 Policies

VE1: Capitalize on the strategic location of the Fraser Gateway Employment Corridor with upcoming North Fraser Perimeter Road and Provincial Gateway transportation project improvements by focusing employment growth in this area. Surplus lands that may result from these infrastructure projects should be used for public and/or employment generating uses.

VE2: Accommodate significant concentrations of employment and population growth in neighbourhood centres.

VE3: Ensure neighbourhood plans support the retention, reinvestment, and growth of businesses and employment.

6.3 Policies - continued

VE4: Examine a range of incentives to stimulate new office development in neighbourhood centres and areas well served by rapid transit and the Frequent Transit Network (FTN).

VE5: Develop a strategic employment land use, servicing vision and plan for the Fraser Gateway Employment Corridor that is responsive to the changing needs of business and ensures a sufficient supply of employment land to meet future long-term needs.

VE6: Work with the Province to advance the employment vision articulated in the Riverview Task Force Report, which positions Riverview to develop unique and innovative centres of excellence in the arts and culture, community development, and health research/advanced education sectors.

VE7: Consider new incentives, tools and mechanisms to nurture economic vitality and foster a culture of entrepreneurship and innovation through the City's broader economic development initiatives.

VE8: Foster home-based businesses, small businesses, and virtual workplaces in appropriate locations.

VE9: Encourage new medium- and high-density residential, mixed-use, commercial and industrial development to integrate structural design measures for fibre-optic infrastructure, such as the City's "Q-Net" to support economic development, home-based businesses, and improve future information technology capacities and choices for consumers.

VE10: Focus on attracting and retaining businesses that create employment suited to the skills and diversity of Coquitlam's current and future resident labour force to improve the resiliency of the local economy and contribute to the larger economy.

VE11: Foster and support Business Improvement Associations (BIAs) to create thriving, competitive, safe and distinctive business areas. Where appropriate, initiatives to promote distinctiveness could include the marketing of historic, established, and emerging culturally-based commercial areas.

VE12: Collaborate with other agencies and organizations to encourage and support businesses to adopt ecologically responsible operational practices while enabling businesses to deliver competitively priced services and goods.

VE13: Promote relationships and linkages between the business community, educational institutions (including Douglas College, School District #43 and other educational institutions), arts and culture organizations, and social service agencies to capitalize on potential mutual benefits.

6.3 Policies - continued

VE14: Maintain a high level of City services and sustainable infrastructure to support existing and emerging employment centres and local businesses and reflect this support in the City's Capital Plan.

VE15: Explore new policies and programs to attract and support the development of green sector businesses.

VE16: Encourage green building design features for upgraded and new commercial and industrial developments.

VE17: Work with Metro Vancouver and other agencies and development interests to explore opportunities for eco-industrial networking and related demonstration projects.

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SECTION 7 – MEETING CHANGING COMMUNITY SERVICE AND INFRASTRUCTURE NEEDS (CS)

7.1 Goals

- Provide sustainable infrastructure systems, health and safety measures, and an accessible network of leisure and social community facilities and programs to enhance livability and support growth and change in Southwest Coquitlam
- Provide an integrated network of parks, natural areas, greenways, outdoor recreation opportunities, and public gathering places throughout Southwest Coquitlam to help meet the passive and active recreation needs for current and future residents of all ages, incomes, abilities, interests, and cultural backgrounds.

7.2 Objectives

- Ensure leisure, sport and cultural services and infrastructure support the needs of people of all ages, cultural backgrounds, abilities and interests.
- Use a resource conservation approach to utility planning.
- Incorporate health and safety measures into land use considerations and the design of infrastructure and community facilities.
- Plan for and locate public facilities in ways that support anticipated growth and a broad range of uses.
- Address the need to create more outdoor recreation space in an existing community by exploring new approaches for acquiring passive and active outdoor recreation space.
- Explore new approaches to providing a network of leisure and social activities and facilities to serve the entire area.

7.3 Policies

Sustainable Utilities and Infrastructure

CS1: Ensure public infrastructure and amenities required to support future growth and change in Southwest Coquitlam are reflected in the City's Capital and Operating Plan and Development Cost Charge Bylaw.

CS2: Provide servicing for all subdivisions that meets the standards of the "City of Coquitlam Subdivision and Development Servicing Bylaw No. 3558, 2003," as amended from time to time.

7.3 Policies - continued

CS3: Consider applications for rezoning of land once the servicing and development of the subject land is feasible in the near future. Where the lands to be rezoned do not yet exist as a distinct parcel or parcels, the application will not be referred to a Public Hearing until:

1. A subdivision application to create the subject parcel or parcels has been found technically feasible by the Municipal Subdivision Advisory Committee: and
2. Bearings and dimensions sufficient to establish proposed lot lines and zoning boundaries have been provided.

CS4: Work with other utility agencies to ensure that service capacity is adequate to accommodate growth anticipated through neighbourhood planning processes.

CS5: Upgrade municipal services in Southwest Coquitlam in a phased and coordinated manner that meets anticipated changes in demand and ensures that environmental values and considerations are accounted for during the planning, design, and construction of utility systems.

CS6: Establish a demand management approach in long term utility planning processes by considering the impacts of water conservation and storm water management approaches and other resource conservation approaches wherever possible.

CS7: Consider land-based storm water management, energy, and water conservation approaches as part of neighbourhood plan processes.

CS8: Encourage investment in infrastructure in new developments such as fibre optics and high speed communication links.

Community Health and Safety

CS9: Continue to provide fire protection services from the Austin Avenue and Mariner Way fire stations in the short term. The City will undertake a review to plan for additional and alternative fire protection services to support existing and future population growth and change in Southwest Coquitlam.

CS10: Incorporate Crime Prevention through Environmental Design (CPTED) measures in new development and neighbourhood planning processes to address safety and security in public places.

CS11: Ensure that areas around schools and playgrounds are maintained as pedestrian friendly environments through the use of designated routes, crossings and other measures and consider support programs such as school patrols, walking school buses, Safe Route to School and the Parent Parking Patrol.

CS12: Require, where possible and as appropriate, vegetative and non-vegetative buffering measures between different land uses, such as residential and non-residential uses, to mitigate the effects of noise and light pollution and poor air quality.

7.3 Policies - continued

CS13: Ensure appropriate levels of separation between transportation corridors with high particulate matter emissions and the location of facilities for children and the elderly.

CS14: Consider the recommendations from the joint municipal study on the Community Wildfire Protection Plan and the City of Coquitlam's Emergency Response Plan for natural areas in Southwest Coquitlam.

CS15: Incorporate emergency management and evacuation planning in new development and neighbourhood planning processes, as appropriate, for sites with potential exposure hazards from adjacent higher risk industrial uses and dangerous good commodities movement along highway and/or rail corridors.

CS16: Incorporate fire staging areas in new development as appropriate, along elevated rapid transit guideways where roadway widths are narrow and at portal entrances for below grade rapid transit guideways.

CS17: Identify and install fire apparatus staging areas and emergency water pumping supply facilities along the Fraser River for earthquake preparedness.

Parks, Trails and Natural Spaces

CS18: Meet passive, active, and social and cultural recreational needs of residents, by:

1. Pursuing opportunities to create small scale community spaces and public amenities to meet existing and future community needs and investigating management models for the maintenance of these spaces.
2. Seeking new opportunities to increase the amount of park space, trails, and other outdoor recreation resources in accordance with the Leisure and Parks Services Master Plan, as adopted and amended from time to time.
3. Integrating the urban greenways planned for the Burquitlam and Lougheed Neighbourhoods with other neighbourhood areas.
4. Working with private property owners to secure public access to the shorelines of the Fraser, Coquitlam, and Brunette Rivers.
5. Implementing recommendations of the Master Trail Plan as adopted and amended from time to time and identifying opportunities to link trails with City commuter routes, trail routes of neighbouring municipalities and regional trail facilities such as the Central Valley Greenway.
6. Develop a strategic plan for managing the urban forest areas of Southwest Coquitlam.
7. Explore the feasibility of a north/south greenway that links Fraser River and Coquitlam River Park and other connecting east/west and north/south greenway opportunities throughout Southwest Coquitlam.

7.3 Policies - continued

Accessible Community Facilities and Programming

CS19: Address long-term public school land use needs as part of the neighbourhood planning processes.

CS20: Continue to negotiate with the Ministry of Education and School District # 43 partnerships for long term planning and joint use of schools, recreation and sport fields, and education facilities.

CS21: Promote and work with community-based partners to explore and, where feasible, develop community assets, including but not limited to local community gardens.

CS22: Explore opportunities to provide a network of flexible indoor and outdoor community spaces for meetings, gatherings, festivals, fitness, and educational activities in more densely populated, urbanized areas that can accommodate the needs of both existing and future residents.

CS23: Incorporate child minding services, nursery schools, , child-care centres and out of school child-care centres in areas designated for residential uses as well as in higher-density residential or mixed-use projects located near transit nodes and corridors. Support these uses with safe and secure drop-off/pick-up facilities.

CS24: Explore the need for future cultural services, including library services, through the development of the Cultural Facilities Master Plan.

CS25: Recognize the importance of the Poirier Recreation Centre as an area-wide recreational and cultural resource. To reinforce and enhance this precinct, the City will undertake comprehensive master planning process that considers, among other components, adjacent land use, future recreation and sport needs and demands, urban design, servicing, transportation, parking and other development elements. The master plan will be developed through a comprehensive public engagement process.

CS26: Ensure that social and leisure facilities and community resources are accessible by all members of the community. The planning processes for new leisure and social facilities will include a transportation and accessibility review.

CS27: Ensure multi-modal access to all leisure and social facilities by providing transit, cycling, pedestrian and other transportation linkages.

CS28: Recognize the important contribution of natural areas, community gathering places and recreation opportunities to community health and well-being.

CS29: Explore opportunities to link the provision of leisure and social facilities and programs with the network of parks, trails and natural areas as well as transit hubs and corridors.

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SECTION 8 – GUIDANCE OF NEW DEVELOPMENT

8.0 Development Permit Areas

The City welcomes and encourages innovative design solutions to achieve high quality urban environments that are walkable and liveable. All Development Permit Area Guidelines that apply to the Southwest Area Plan area are located in Part 4 of the CWOCP."

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SECTION 9 – IMPLEMENTATION

The Southwest Coquitlam Area Plan represents a long term vision for future growth and change. The future described in the Area Plan cannot be achieved all at once. Over the life of the Plan, growth likely will occur more slowly at times and more rapidly at others. An effective plan must be flexible enough to succeed within a range of likely conditions and be adjustable as those conditions are monitored and evaluated, while maintaining a steady aim at its ultimate goals.

Neighbourhood planning processes will be a critical mechanism to translate and implement the Southwest Coquitlam Area Plan's policies. These Neighbourhood Plans and other studies will be directed at neighbourhoods and centres experiencing or expected to experience significant pressures of growth and change and where other local issues warrant more detailed planning. Neighbourhood planning processes will provide ample opportunity for participation and input by residents, business and property owners, relevant community interest and government agencies.

Implementation of the Area Plan also occurs through City Council and its departments, boards and agencies. Specifically, the City's regulatory framework and Council adopted capital and financial plans provides an important implementation tool for the realization of the Plan. Implementation of the Area Plan also occurs through other levels of government, property owners, developers, community groups, and individuals. It is this collective action that will lead to achievement of the Plan Vision and goals.

The following is a consolidated list of tasks that builds on the policies that specify future actions needed to implement the Area Plan.

9.1 Neighbourhood Planning

1. Prepare Neighbourhood Plans to address aspects of development that are specific to the community, including, yet not limited to: distribution and arrangement of land uses; a range of housing choices; the local street and transit, pedestrian and bicycle network; location, prioritization, and the provision of public facilities; community and site-specific urban design guidelines; urban design guidelines addressing the public realm; community and site-specific recommendations to preserve, enhance and manage natural and cultural resources, including stormwater. Identify and encourage residential densities sufficient to promote pedestrian activity, economic vibrancy, and frequent transit service within neighbourhood centres.
2. For the preparation of Neighbourhood Plans for employment centres specifically, the goals and policies of the Plans should address, among other items, jobs and economic development, land use, goods movement from a variety of modes, transportation network, water-front dependent uses, public services, utilities, and infrastructure, environmental protection and remediation and public safety.

9.1 Neighbourhood Planning - continued

3. Ensure the process to develop neighbourhood plans incorporates an inclusive, collaborative and effective public engagement approach
4. Establish neighbourhood planning areas focused around the centres strategy planning framework for Southwest Coquitlam. Boundaries should also consider:
   - natural or built barriers;
   - manageable size of area and complexity of issues to address; and
   - historical, cultural, geographic, or business relationships
5. Create achievable goals and effective strategies mechanisms for implementing neighbourhood plans. Support neighborhood plan stewardship with the goal of promoting continued cooperation between the City and local neighborhoods in implementing adopted neighborhood plan goals and policies.

9.2 Complete Compact Community

6. Update applicable policies, standards and regulations with the goal of encouraging the development of strategically located C-1 Local Commercial zoning in low-density residential neighbourhoods.
7. Consider and apply incentive-based development measures, such as density bonusing, to achieve the desired mix of land uses and supporting public benefits through each Neighbourhood Planning process.
8. Update applicable policies, standards and regulations in support of and response to increases in private sector contributions to the achievement of "zero waste" through recycling and diversion of solid waste resources.
9. Establish an application review process and procedure to consider development applications for new small-scale, ground-oriented housing choices in portions of the Plan area designated for Neighbourhood Attached Residential and One-Family Residential uses in advance of completing new or updating existing neighbourhood plans.
10. Explore the feasibility and potential to incorporate civic/public facilities into private developments, giving consideration to the function, character and scale of the area in which they could be located.
11. Review and update applicable policies, regulations and guidelines for places of worship that address, number, location, parking, association uses, among other items.

9.3 A Healthy and Liveable Environment

12. Complete integrated watershed management plans prior to the completion of neighbourhood planning processes. Each neighbourhood plan should include stormwater management policies.
13. Develop and implement a corporate water conservation plan for the City of Coquitlam.
14. Develop a strategy, policies and a regulatory framework to address peat settlement-prone areas.
15. Develop ways to connect natural areas in Southwest Coquitlam to preserve or improve biodiversity, while recognizing the challenges of doing so in a heavily urbanized area.
16. Complete and implement a comprehensive landscape strategy that includes a goal to maintain or expand the current tree canopy wherever possible and other initiatives to support carbon sequestration.
17. Establish more detailed baseline air quality data in Southwest Coquitlam.
18. Explore opportunities for incorporation of alternate heating and electricity generation, such as geo-thermal, ground and air source heat pumps, solar thermal, photovoltaic energy, wastewater, or biomass sources as part of new development.
19. Establish greenhouse gas emission reduction targets and other adaptation strategies through the preparation of a climate change action plan and through neighbourhood planning process, consistent with Provincial statutory requirements.
20. Create a public information tool that illustrates the inter-connections between land use, sustainable transportation, travel behaviour, greenhouse gas emissions and climate change. Explore and provide additional opportunities to increase public awareness of how to reduce environmental impacts so that residents, business owners, and employees are able to make informed choices.
21. Use the Neighbourhood Policy Framework in Schedule E, to inform and guide the preparation of neighbourhood plans that advance sustainable goals.

9.4 Housing Choices in Distinct Neighbourhoods

22. Develop a new street cross-section for lanes, with consideration of landscaping, snow removal, garbage collection and other maintenenance and operational requirements to accommodate additional housing choices in existing neighbourhoods.

9.5 Sustainable Transportation

23. Develop a Sustainable Transportation Plan (STP) for Southwest Coquitlam with the goal of creating a multi-modal transportation network to move people and goods. The STP should include goals and policies for pedestrian, bicycle, transit, vehicle and truck route networks. Specific emphasis should be given to improving mobility and safe access for walking and bicycling in Southwest Coquitlam. Develop Southwest Coquitlam-wide integrated bicycle and pedestrian systems, and create incentives to promote non-motorized travel to the full suite of centres, transit stations, schools, parks and other destinations.
24. Develop a lane improvement strategy in order to identify the means and methods of better accommodating the integration of new development, including non-traditional, ground oriented housing types in Southwest Coquitlam.
25. Work collaboratively with TransLink and the Province, along with the Kwikwetlem First Nation and other stakeholders, to develop a plan for the provision of rapid transit along the Lougheed corridor in Southwest Coquitlam. Establish an integrated, regional high capacity rapid bus transit system or similar facility within the corridor as an interim step to building a southeast rapid transit line.
26. Explore the establishment of parking districts that allow for neighbourhood based on- and off-street parking management regulations to help serve neighbourhood centres.

9.6 Vital Economy

27. Examine a range of incentives to stimulate new office development in neighbourhood centres and areas well served by rapid transit and the Frequent Transit Network (FTN).
28. Develop a strategic employment land use, servicing vision and plan for the Fraser Gateway Employment Corridor that is responsive to the changing needs of business and ensures a sufficient supply of employment land to meet future long-term needs

9.7 Changing Community Service & Infrastructure Needs

29. Undertake a review to plan for additional and alternative fire protection services to support existing and future population growth and change in Southwest Coquitlam.
30. Ensure public infrastructure and amenities required to implement neighbourhood plans are reflected in the City's Capital and Operating Plan and Development Cost Charge Bylaw.

8.4.2 Guidelines to Achieve Objectives - continued

Plan Schedules:

Schedule A	Designated Land Use Map
Schedule B	Conceptual Planning Framework: Centres Strategy
Schedule C	FREMP Map
Schedule D	Location and Topic-Specific Areas
Schedule E	Neighbourhood Policy Framework
Schedule F	Southwest Coquitlam Watershed Boundaries

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9.0

SCHEDULE E

Neighbourhood Planning Framework

1.0 Purpose

The following themes form the basis of a neighbourhood framework that will be used to guide the preparation of more detailed neighbourhood plans to advance the goals and policies in the Southwest Coquitlam Area Plan. The purpose of this framework is to provide a clear understanding of the role and interrelatedness that land use, community design, associated transportation infrastructure, and other considerations play in developing more sustainable communities. Options generated through Neighbourhood Planning processes will be evaluated based on this framework.

2.0 Neighbourhood Plan Themes

Land Use Planning

Goal: Plan for complete, compact communities that contain a mix of residential, commercial, employment, active and passive recreational, and cultural uses in order to establish livable, sustainable and enduring neighbourhoods that provide for a high quality of life through such measures as a mix of land uses, green development and healthy natural environments.

Solid Waste Reduction

Goal: Reduce the amount of solid waste going to disposal facilities and improve opportunities that increase reuse, recycling and composting.

Transportation and Accessibility

Goal: Design and implement measures that will expand transportation choices for a mix of land uses and neighbourhoods, particularly bicycle, pedestrian and transit infrastructure that will contribute to the reduction of vehicle kilometres travelled per resident, business owner and employee.

Housing

Goal: Expand the range of housing choices in neighbourhoods that meet the needs of a diversity of household incomes, ages, abilities and tenures (including both market and non-market opportunities).

9.1 Neighbourhood Planning - continued

Energy Demand and Supply

Goal: Encourage the planning, design and construction of energy efficient neighbourhoods and buildings and implement where possible alternative energy sources and systems such as district and renewable energy.

Air Quality and Greenhouse Gas Emissions

Goal: Reduce emissions of greenhouse gases and common air contaminants and increase opportunities for sequestration of greenhouse gases through measures such as retention and enhancement of vegetation and trees where possible, the management of transportation demand and appropriate land use solutions.

Water and Soil Conservation

Goal: Remove or remediate contaminated soils, conserve drinking water, manage stormwater and preserve natural stream systems that recognize, integrate and balance the role of watercourses as fundamental components of the City's drainage and flood control system and in providing and contributing to valuable fish habitat.

A Vital Economy

Goal: Support for a variety of service and employment uses to support local residents and beyond through measures such as home based businesses, high speed communication links, flexible developments, and business improvement associations.