



City of Coquitlam

Planning for Transit-Oriented Growth

15 September 2017

Lambda Alpha International

High Growth Community

- Coquitlam is the fastest growing municipality in greater Vancouver (per capita)
- Growth focused in two areas – along SkyTrain corridor and on Burke Mountain
- Coquitlam is not just growing rapidly, the community is also changing and evolving as we grow



Transit-Oriented Areas
41,000 more people by
2041 (44% of total)

Port Moody

Port
Coquitlam

Lougheed Highway

Highway 1

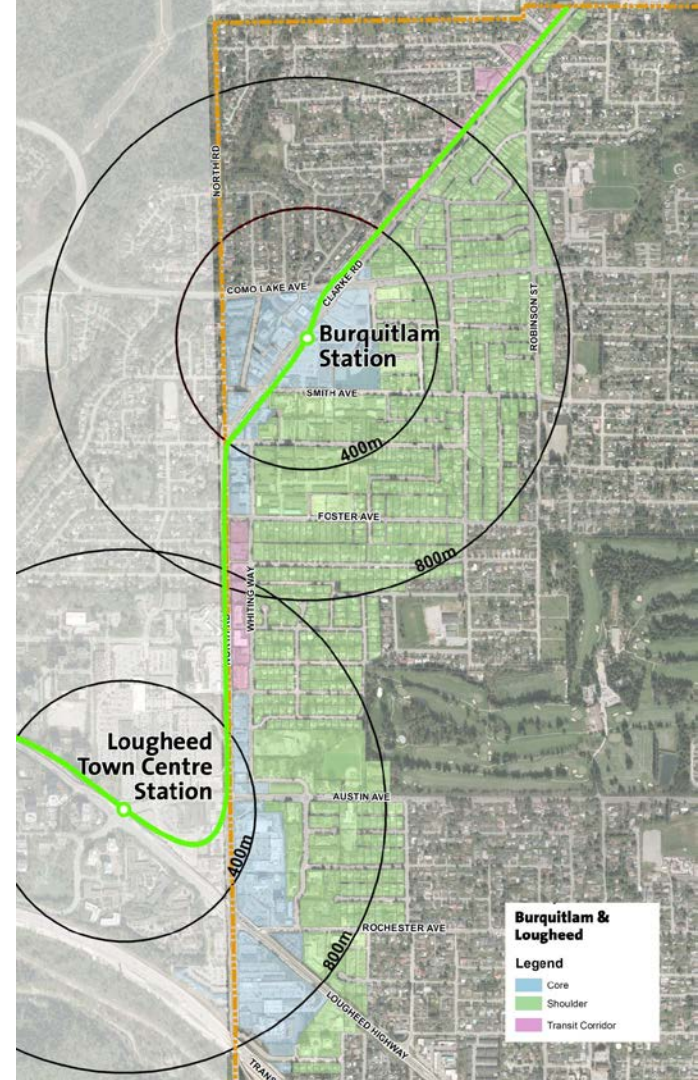
Pinecone Burke
Provincial Park

Burke Mountain
23,000 more people by
2041 (25% of total)

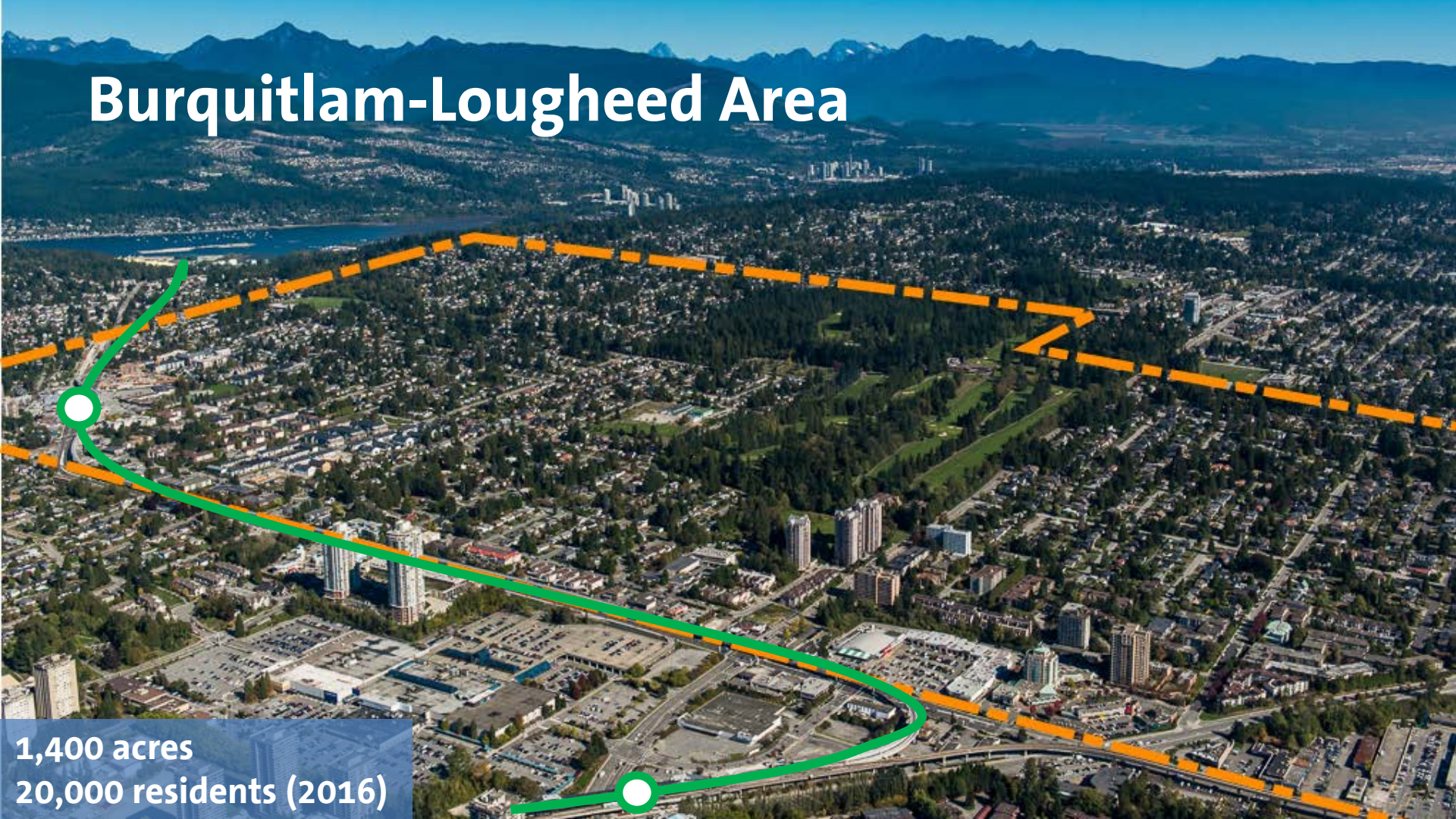
Population:
2016: 140,000
2046: 224,000

Transit-Oriented Development Strategy

- High-level, focused process completed in 2012
- Interim policy to guide development until comprehensive plan updates
- Focus growth near stations, while building Great Places



Burquitlam-Lougheed Area



1,400 acres
20,000 residents (2016)



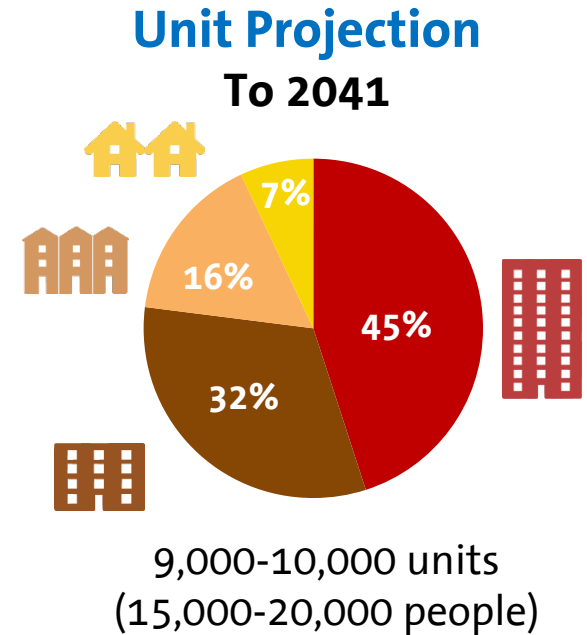
Burquitlam Station: Today



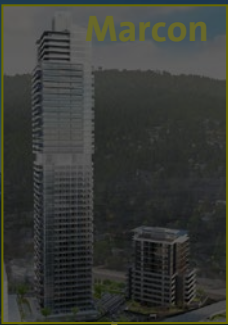
Burquitlam Station: Future

Burquitlam-Lougheed Plan Highlights

- Focus density into 'Core' areas
- Redevelopment directed to 34% of plan area
- Double the park space
- New streets and lanes
- Double the population
- Revitalize the neighbourhood







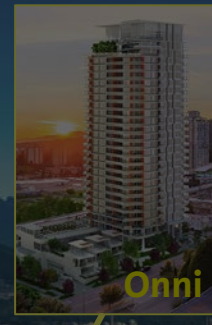
Marcon



Concert



Concert



Onni



Anthem



Square Nine

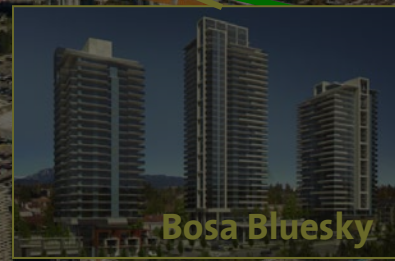
6,700+ units / 5.2 M sq. ft. of
Current development activity



Beedie



Magusta



Bosa Bluesky



Cressey

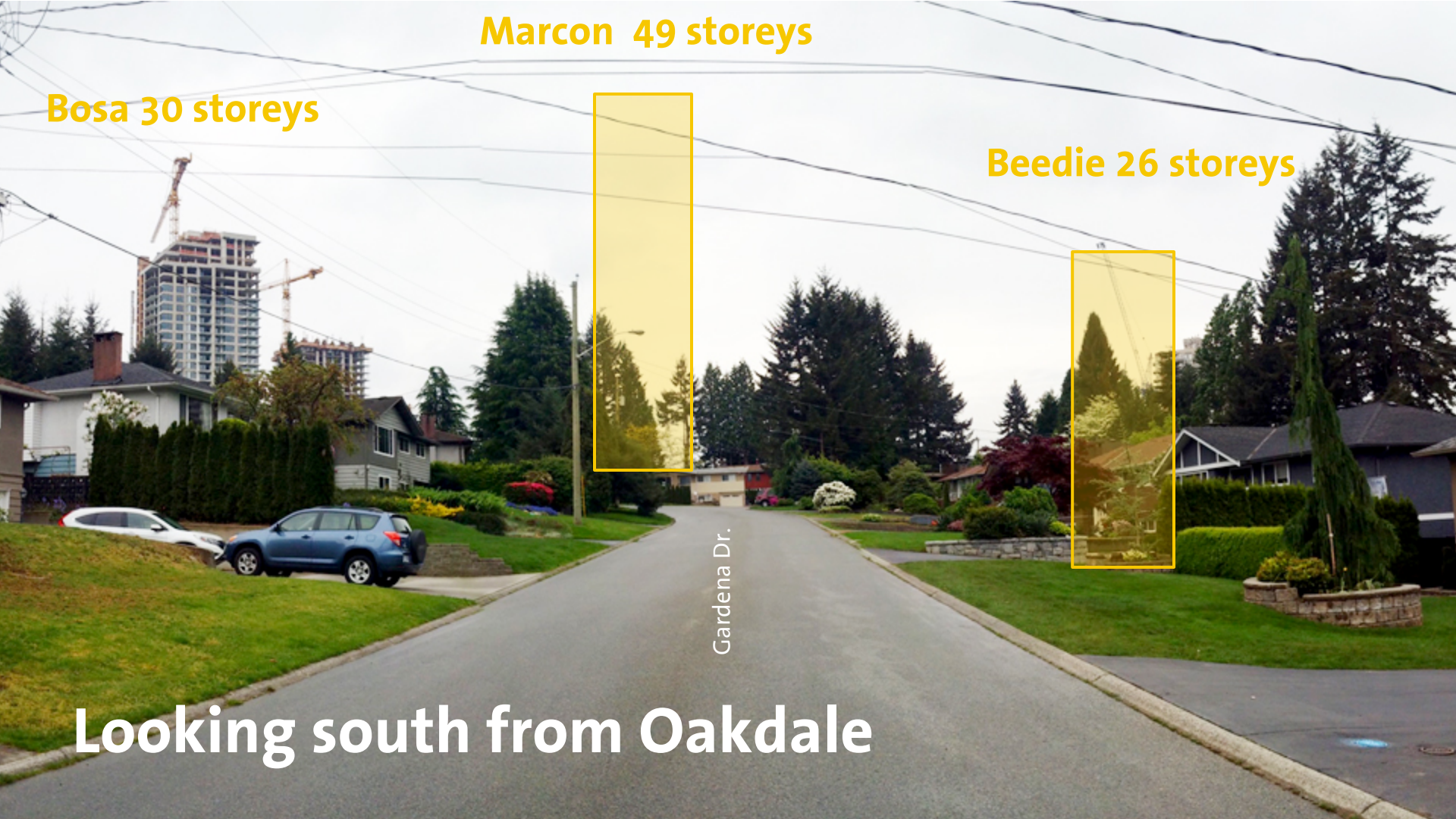
Marcon 49 storeys

Bosa 30 storeys

Beedie 26 storeys

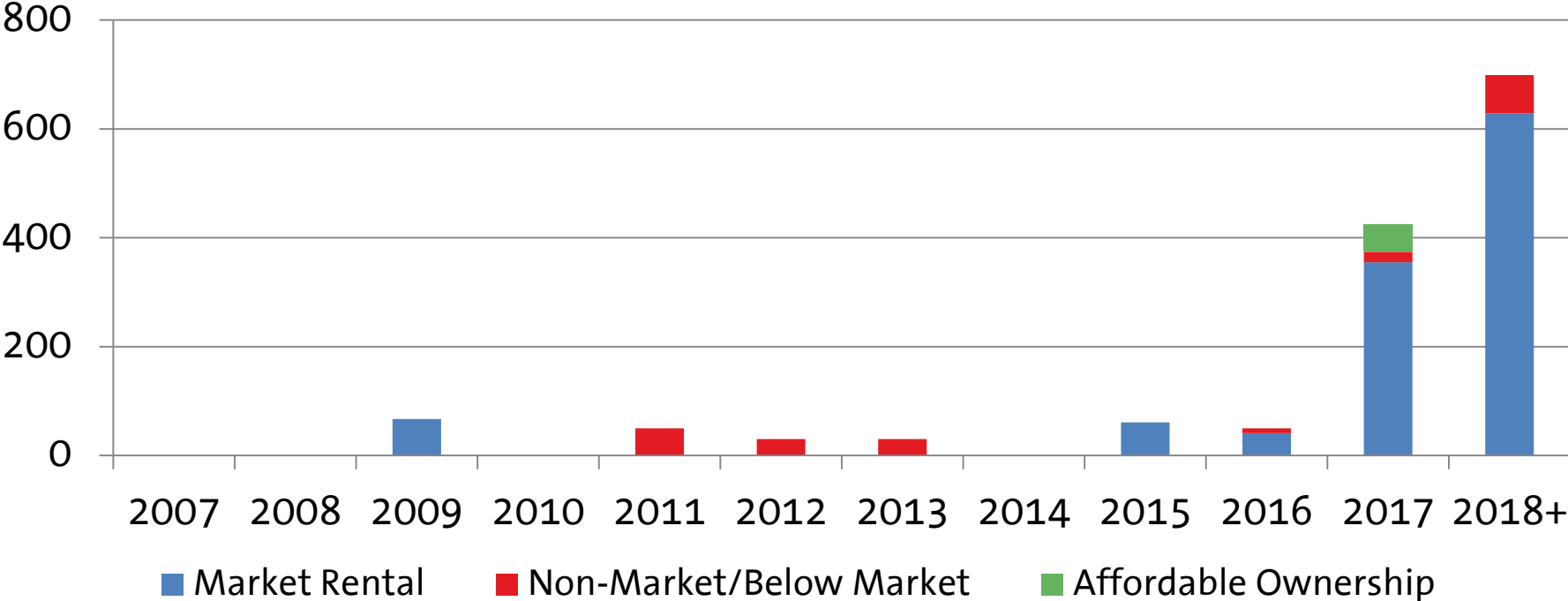
Gardena Dr.

Looking south from Oakdale



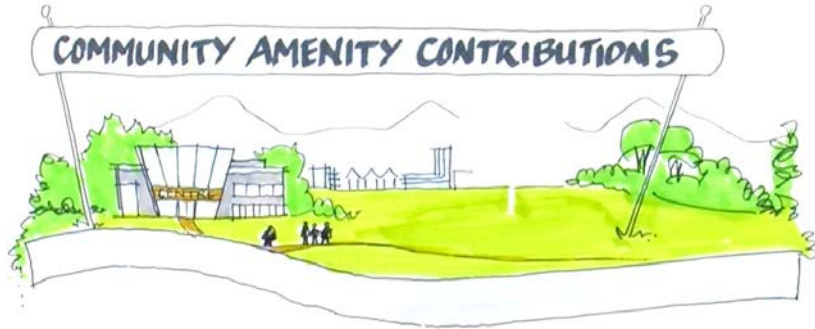
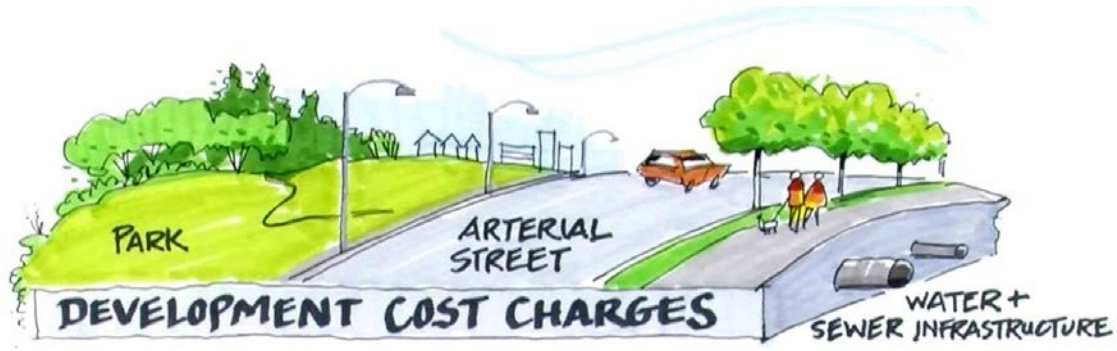


Housing Affordability



Funding for Growth

\$11.25/sq.ft.



\$3/sq.ft.



Estimated Costs and Funding Sources

Projected Capital Costs

\$128 M
DCC
eligible



\$34 M
non-DCC
eligible

Projected Revenues

\$113 M
DCC
Revenue



\$50 M
Density
Bonus



\$25 M
CACs





North Road: Today

North Road: Future



Thank-You!

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