City of Coquitlam

Planning for Transit-Oriented Growth

15 September 2017
Lambda Alpha International
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)

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

$11.25/sq.ft.

$3/sq.ft.

Market Price (~$125/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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