



NORTH ROAD

wesgroup

Wesgroup has been a family-owned business since 1961. They take a long-term view and are dedicated to conducting business in line with their values: adaptability, relationships, accountability and treating people how they would want to be treated.

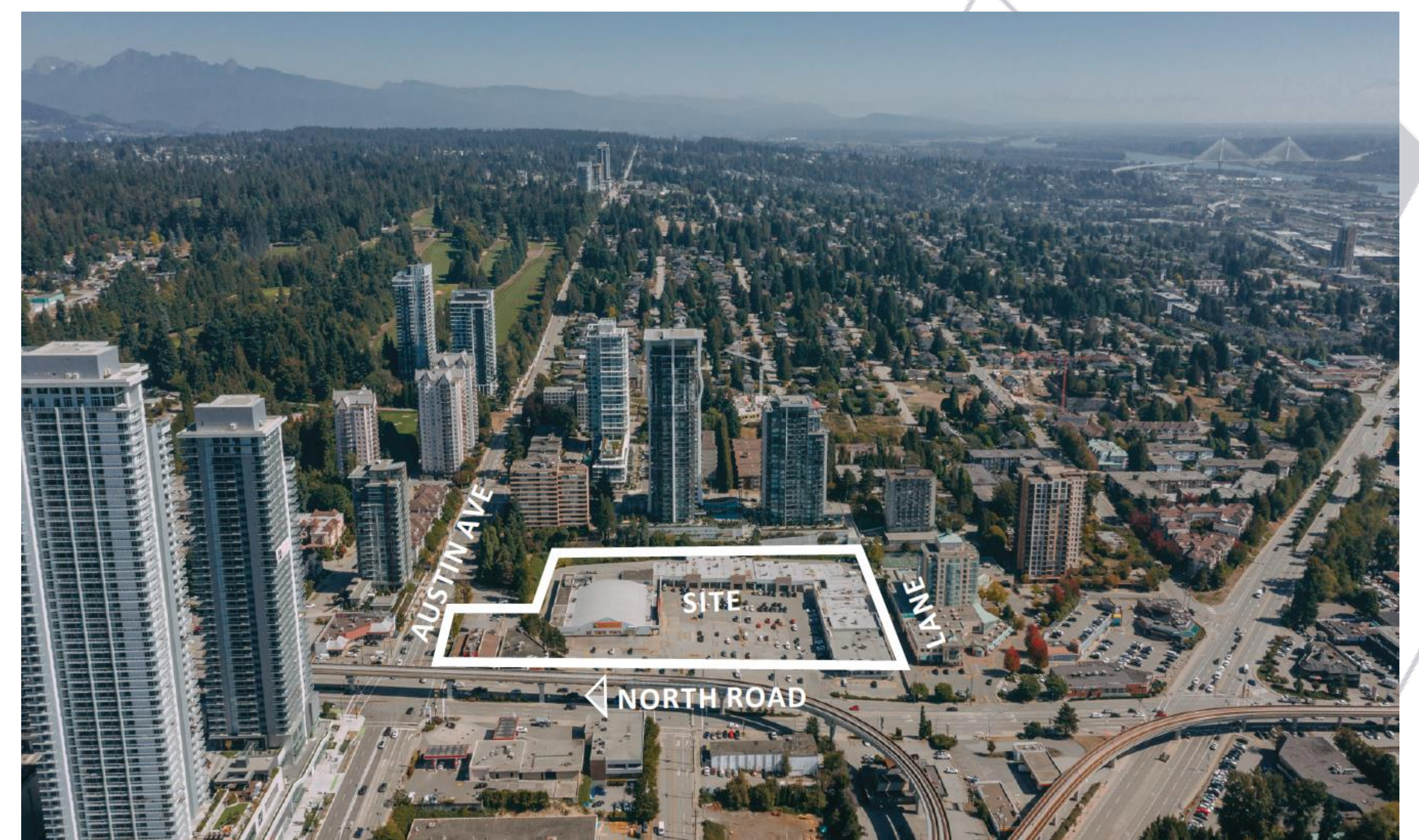
They develop, build, own and manage premier commercial properties and residential buildings that set new standards in quality, user experience, and environmental responsibility. Wesgroup has successfully developed Master Plans in areas such as the River District in Vancouver, Brewery District in New Westminister, and the Civic District in Surrey.

Their enduring relationships with tenants, homeowners, lenders and partners are critical to their success and help to ensure Wesgroup's longevity.

ChoiceProperties

Choice Properties is a leading Real Estate Investment Trust that creates enduring value through the ownership, operation, and development of high quality residential and commercial properties across Canada.

Choice Properties is focused on creating healthy, resilient communities for both tenants and residents to come together to live, work, and connect through a diversified product mix including purpose built residential, food/drug anchored mixed use site redevelopments, and commercial including industrial and retail. Choice Properties has a growing, planned residential portfolio within Metro Vancouver with significant land holdings within the City of Coquitlam.



CURRENT SITE

NEIGHBOURHOOD CONTEXT

north road
partnership

wesgroup
ChoiceProperties

The site is 341,587 sq ft (7.84 acres) and is currently occupied by the existing Cariboo Shopping Centre; anchored with a vacant grocery store and served by surface-only parking.

The area is located along North Road in Coquitlam, adjacent to the Evergreen Line guideway and within convenient walking distance of the Lougheed Town Centre SkyTrain Station to the west.

THE CITY OF LOUGHEED
TOWERS

EXECUTIVE PLAZA
HOTEL

AUSTIN AVENUE

SITE

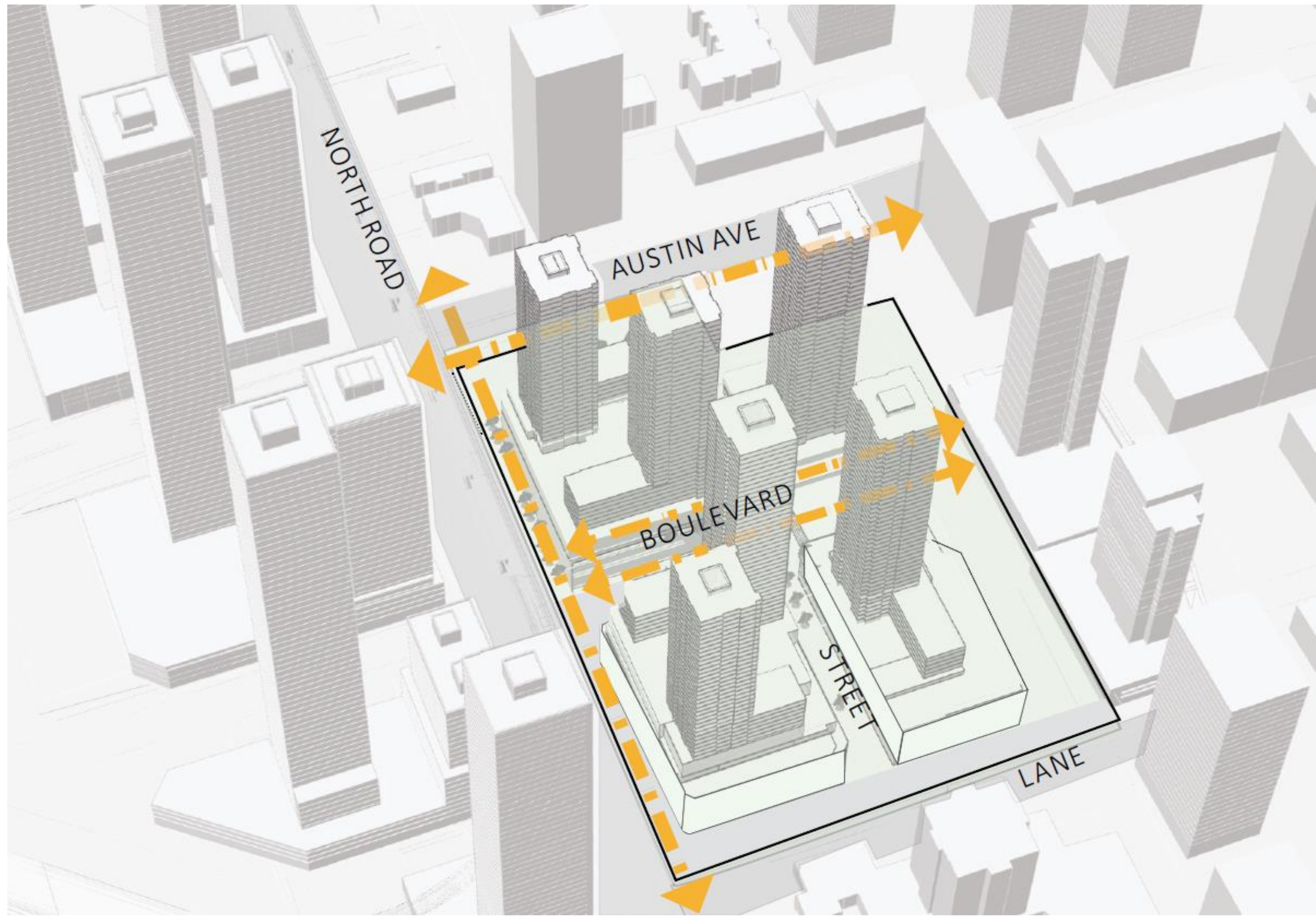
PROPOSED
DEVELOPMENT
(CANDEREL)

PROPOSED
DEVELOPMENT
(PINNACLE)

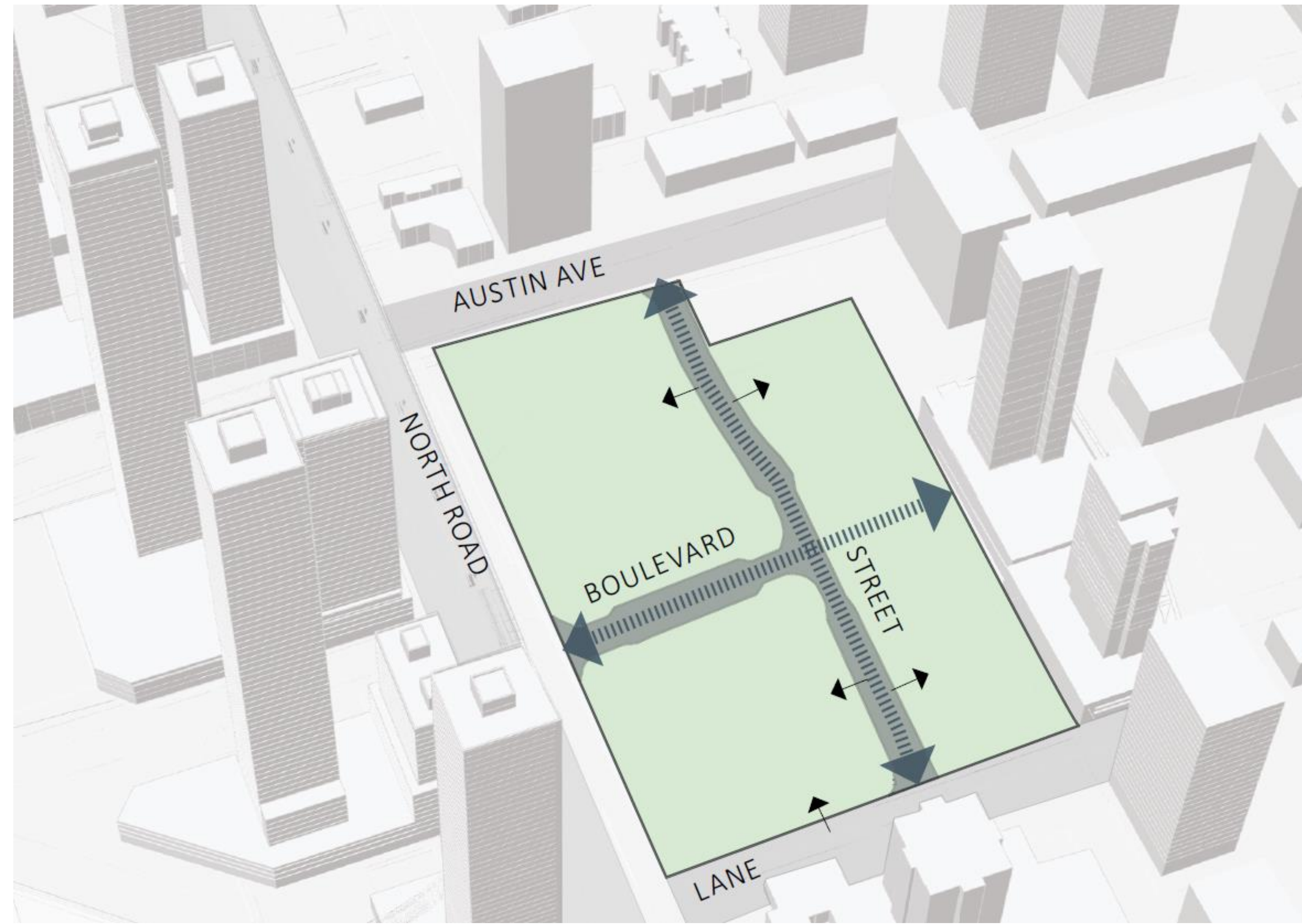
PROPOSED
DEVELOPMENT
(PINNACLE)

NORTH ROAD

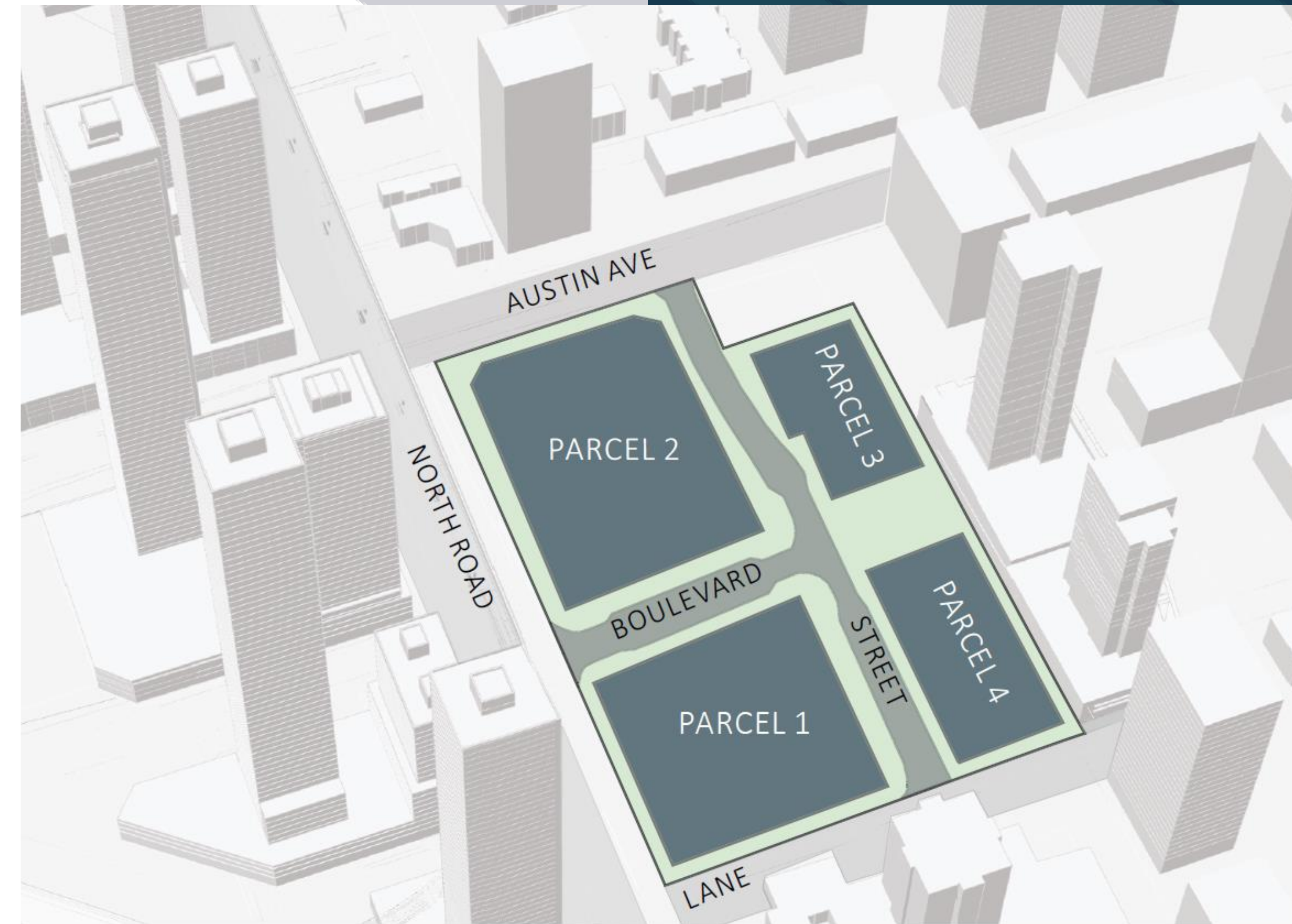
LOUGHEED HIGHWAY



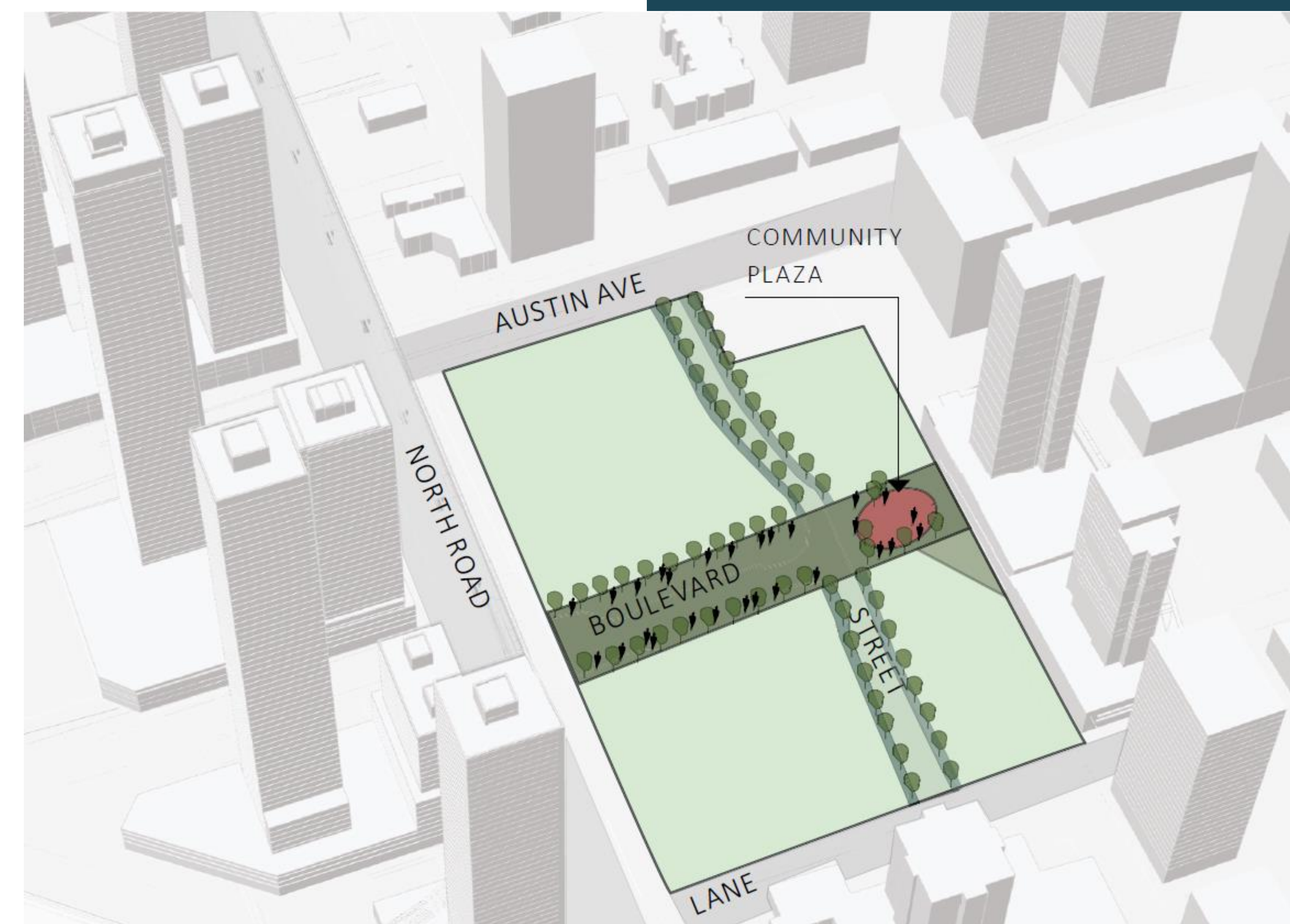
Commercial spaces create an active, **engaging street frontage** along North Road, Austin Avenue, and the new Boulevard.



The proposal considers **uninterrupted pedestrian walkways** along the Boulevard and focuses parkade entrances from the Street.

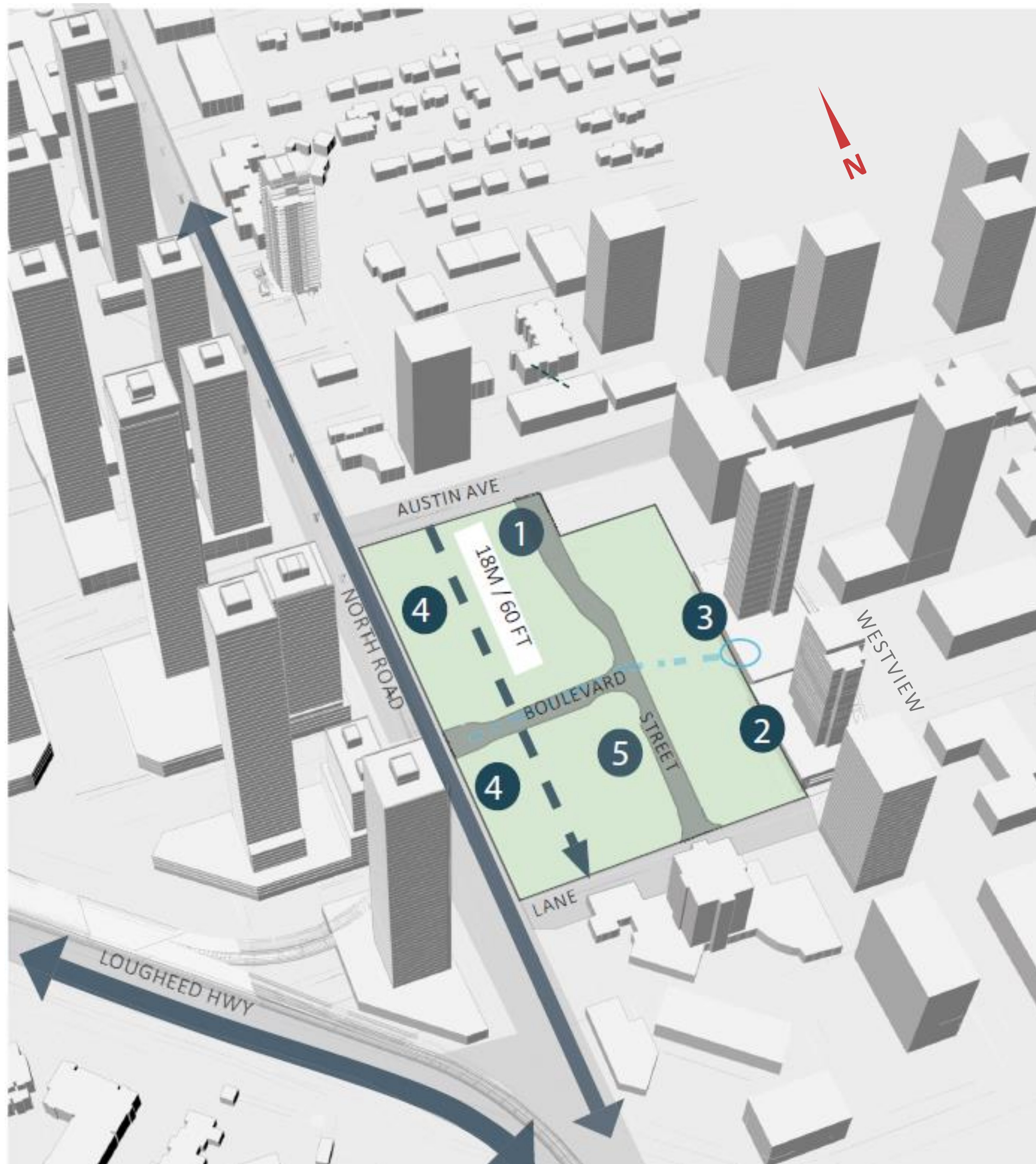


The site is divided into four parcels and accommodates the **new proposed Boulevard and Street**.



The new Boulevard connects to the **Community Plaza** creating a pedestrian scale thoroughfare.

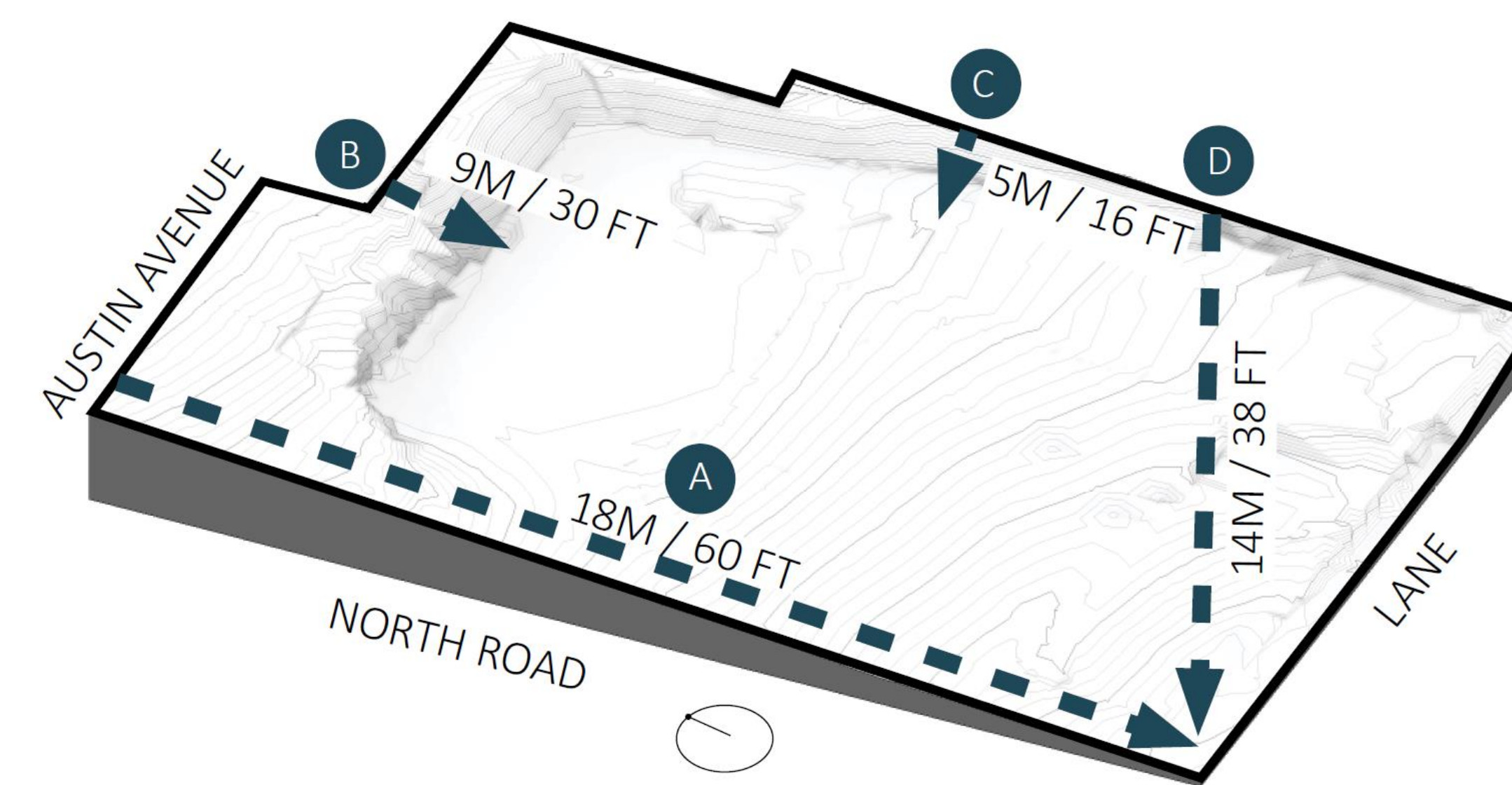
SITE RATIONALE



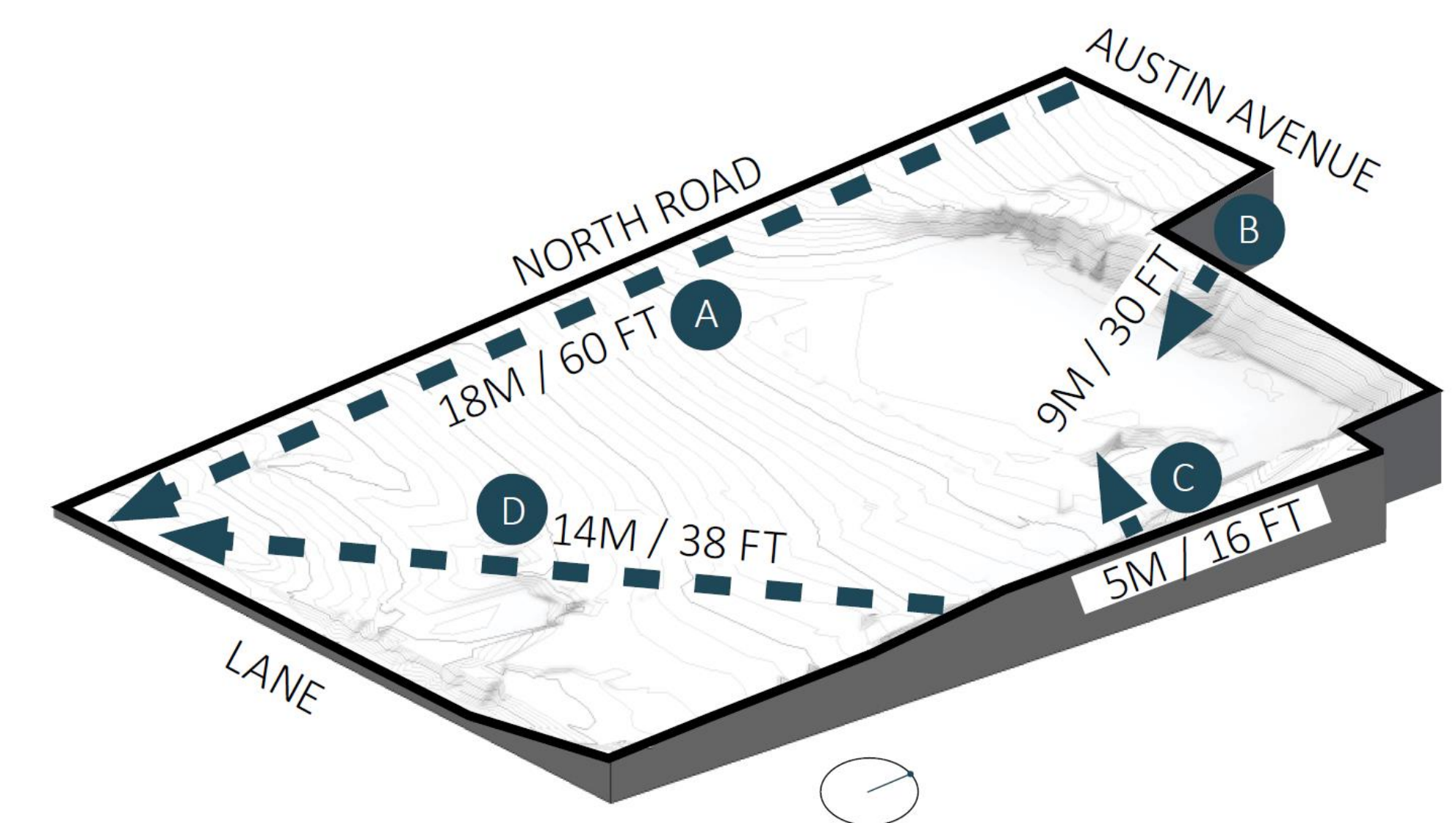
CHALLENGES

- 1 Extreme Grade**
One of the most prominent challenges is the 18m (60ft) grade difference across the site. The average slope ranges between 8% and 12%. This poses a challenge to how buildings can be situated on site to create access points for pedestrians, parking, and loading along with other servicing requirements.
- 2 Large Blank Walls**
Due to a significant grade change between our site and the adjacent property to the east, large blank concrete walls face our site. These walls are located on the neighbouring property and require thoughtful consideration.
- 3 Continuity of Path of Travel**
Another challenge resulting from the complex grades on the site is that there is not currently a continuous path of travel from North Road to the adjacent property on Westview Street. This limits circulation paths for pedestrians in and around the site.
- 4 Noise**
With the site being located along North Road and proximity to the SkyTrain, the buildings along the west edge will need to mitigate higher noise levels.
- 5 Travel Path**
Since the grades of the roads surrounding the site cannot be adjusted, all strategies must be implemented within the site boundaries to create accessible routes of travel for people of all ages and abilities.

GRADING



- A** The site generally slopes from north to south with an elevation change of 18m from Austin Avenue to the new Lane. The site topography is constrained by North Road and Austin Avenue, and the new Street will be constructed to align with the new Boulevard.
- B** Towards the northern edge of the site, there is a substantial cut of 9m that accommodates the existing development. The new Street grade will be sloped more gently and will match the elevation of the new Boulevard.
- C** There is a moderate grade change of approximately 5m at the center of the east property line. The proposed Neighbourhood Greenway enters the site at this location and this grade difference will be accommodated in conjunction with the design of the Community Plaza.
- D** There is a substantial cross slope of approximately 14m from the east property line to the southwest corner of the site.



SITE CONSIDERATIONS

HAPPY CITIES

An integral guiding principle of the North Road project is: 'People-Centered Design', focusing on considering the existing challenges and how the future users will interact with and feel the space.

HAPPY CITIES

Through the Master Development Planning process, North Road Partnership has engaged Happy Cities -- a planning and design firm focused on the connections between happiness and the built environment. Through an extensive document review, and consultation with the Partnership and design professionals, Happy Cities developed six 'Wellbeing Principles' for the North Road site. The principles act as a set of criteria for the proposal, ensuring that a people-centered design approach is inherent.



INTEGRATED SUSTAINABILITY

Design a socially, economically, and environmentally resilient community that celebrates the natural environment.



VIBRANT COMMUNITY

Create a people friendly commercial area that is convenient, comfortable, and eye-catching.



VERTICAL SOCIAL COMMUNITY

Build social opportunities among residents of diverse ages and backgrounds through thoughtful building and public space design.



CONNECTED CIRCULATION

Facilitate connections to amenities and destinations by designing accessible circulation that navigates grade changes.



ACTIVE LIVING

Offer convenient access to safe infrastructure that promotes human-powered mobility like walking, biking, and rolling.



COHESIVE IDENTITY

Cultivate a distinctive site identity, fostering a sense of belonging over time through flexible design that meets the changing needs of the community.

SUMMARY

North Road Partnership is committed to working with the City of Coquitlam to ensure that a shared vision for a pedestrian-friendly destination will be achieved. The development can contribute to a dense, sustainable, inclusive community by integrating a mix of strata, rental, and affordable housing that is well-connected to transit, retail, jobs, and services. This housing paired with functional and recreational amenities will help connect neighbours and create community gathering spaces. The combination of human-scaled housing, accessible pathways, pedestrian-centered public spaces, and a vibrant commercial area will help create a socially connected community for the multicultural and diverse people who live, work, and play in Coquitlam.

COQUITLAM POLICIES

SOUTHWEST COQUITLAM AREA PLAN

The proposal is within the Southwest Coquitlam Area Plan, which is a sub area within Coquitlam's Official Community Plan. The project design and program reinforces these community values set forth in the SWCAP:

- **Integrated Community**
- **Environmental Stewardship**
- **Economic Opportunity & Resiliency:**
- **Social Equity**

The proposal will also meet several community goals identified in the Southwest Coquitlam Area plan:

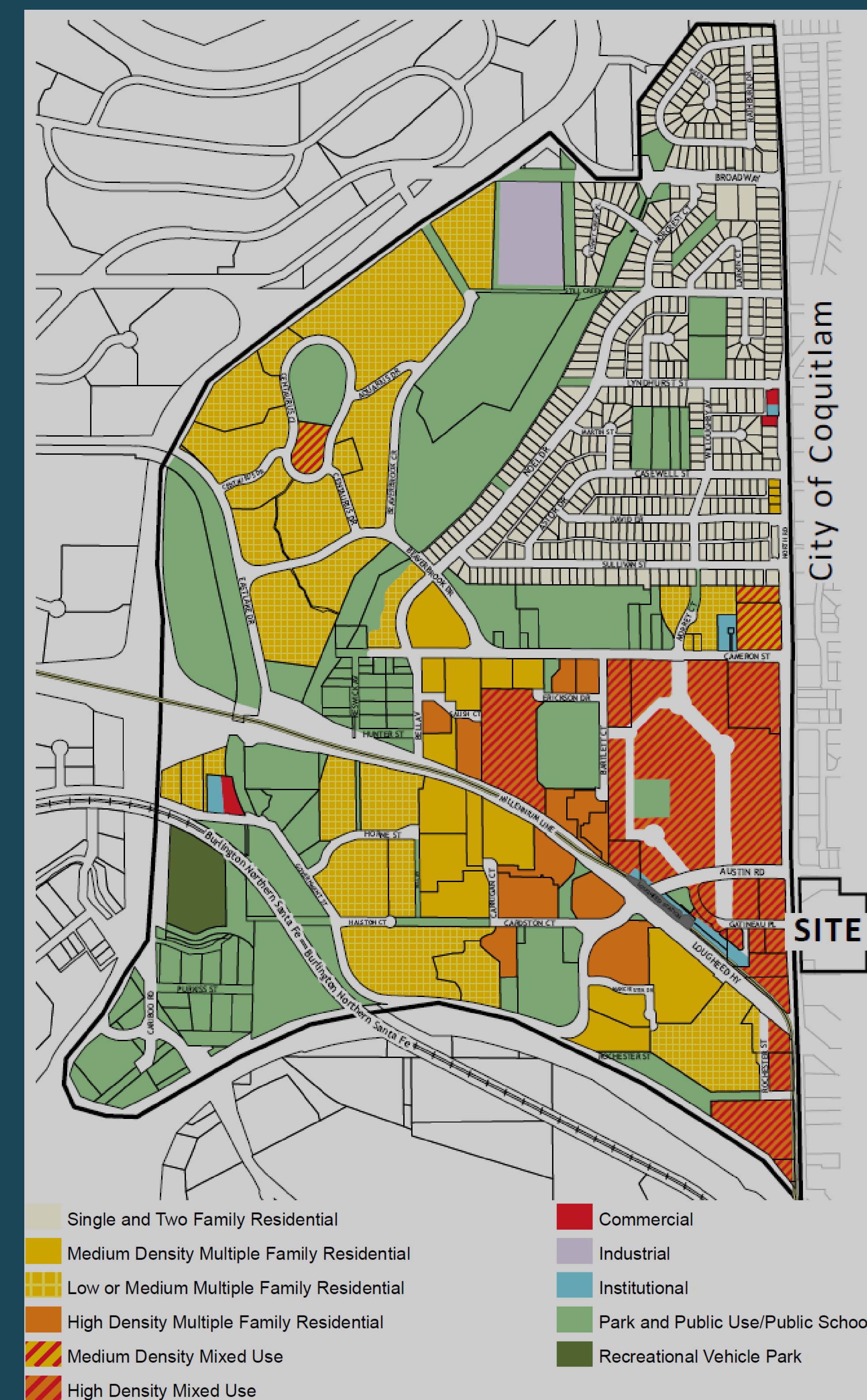
- **Compact, Complete City**
- **Housing Choices in Distinct Neighbourhood**
- **Sustainable Transportation Options**
- **Vital Economy**

BURQUITLAM-LOUGHEED NEIGHBOURHOOD PLAN

The goal of the Burquitlam-Lougheed Neighbourhood Plan is to create "walkable, complete and transit-oriented neighbourhoods that feature a mix of housing types and access to shopping, jobs, and amenities".

The project aims to create a vibrant, walkable community by offering high-density housing next to quality transit, aligning with BLNP's goals for housing diversity, including purpose-built rental and adaptable units. By incorporating Transit-Oriented Development strategies, it will feature mixed-use development, active commercial frontages, and high-quality pedestrian-focused streetscapes along North Road.

- **Density and Services (within the max 6.0 FAR)**
- **Urban Network**
- **Multi-Modal Networks**
- **Development Plans**
- **Zoning**



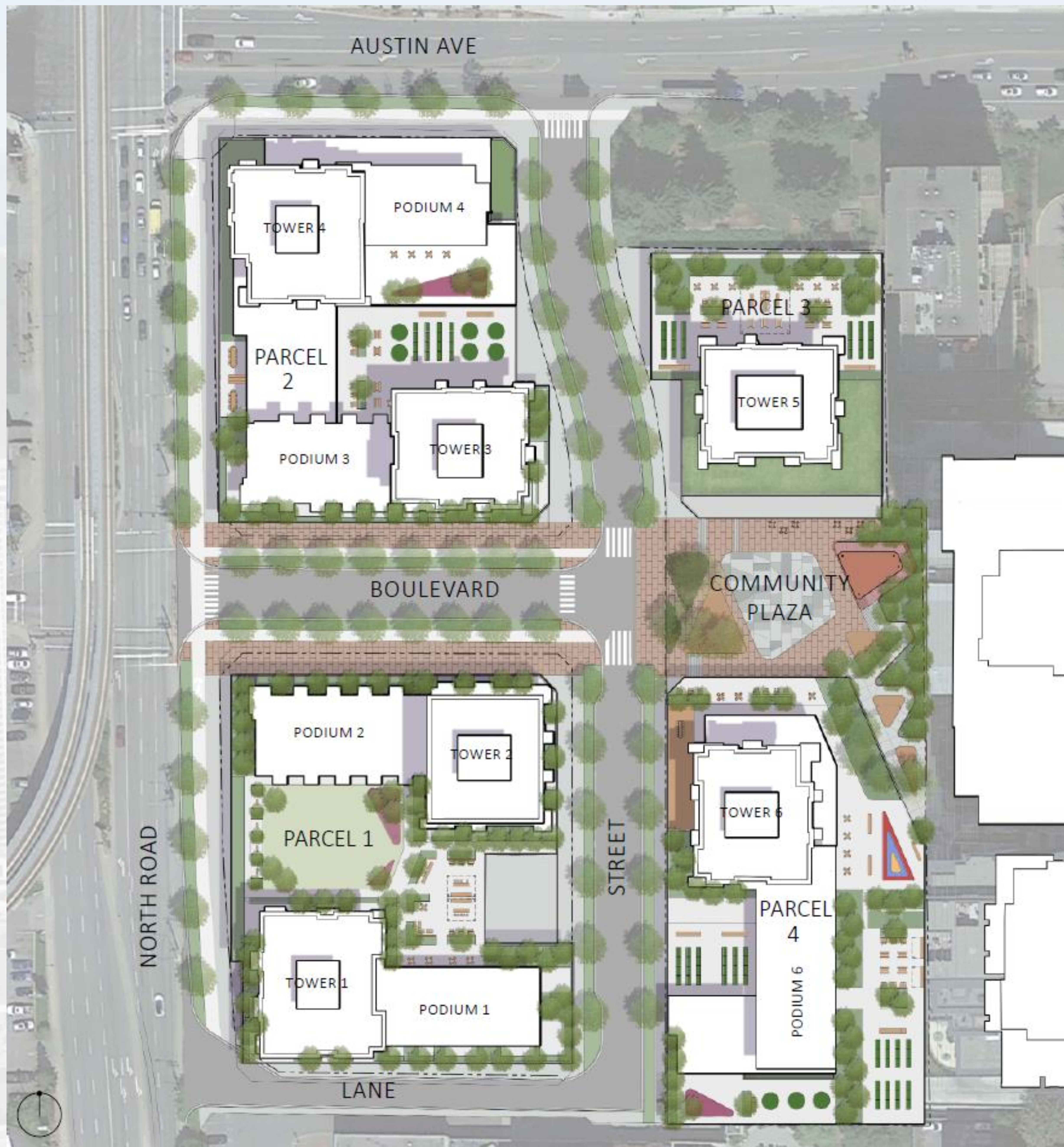
CITY OF BURNABY OCP

The City of Burnaby's Official Community Plan provides direction for growth management to create a livable community. While **not applicable** to the project site, it is **important** to understand the **policy background** for the **neighbouring site** including the;

- Town Centres
- Streetscape Character
- Pedestrian Plan
- Transportation
- Multi-Modal Networks

Other Guiding Policies & Plans

1. Burquitlam-Lougheed Neighbourhood Plan Streetscape Guidelines, 2017
2. Urban Design and Development Permit Area, 2022
3. Transit-Oriented Development Strategy, 2012
4. Parks, Recreation, and Culture Master Plan, 2017
5. Bicycle Parking Design Guidelines, 2019
6. Environmental Sustainability Plan, 2022
7. Housing Affordability Strategy, 2015
8. Public Art Policy and Project Plan, 2010



PROJECT OVERVIEW

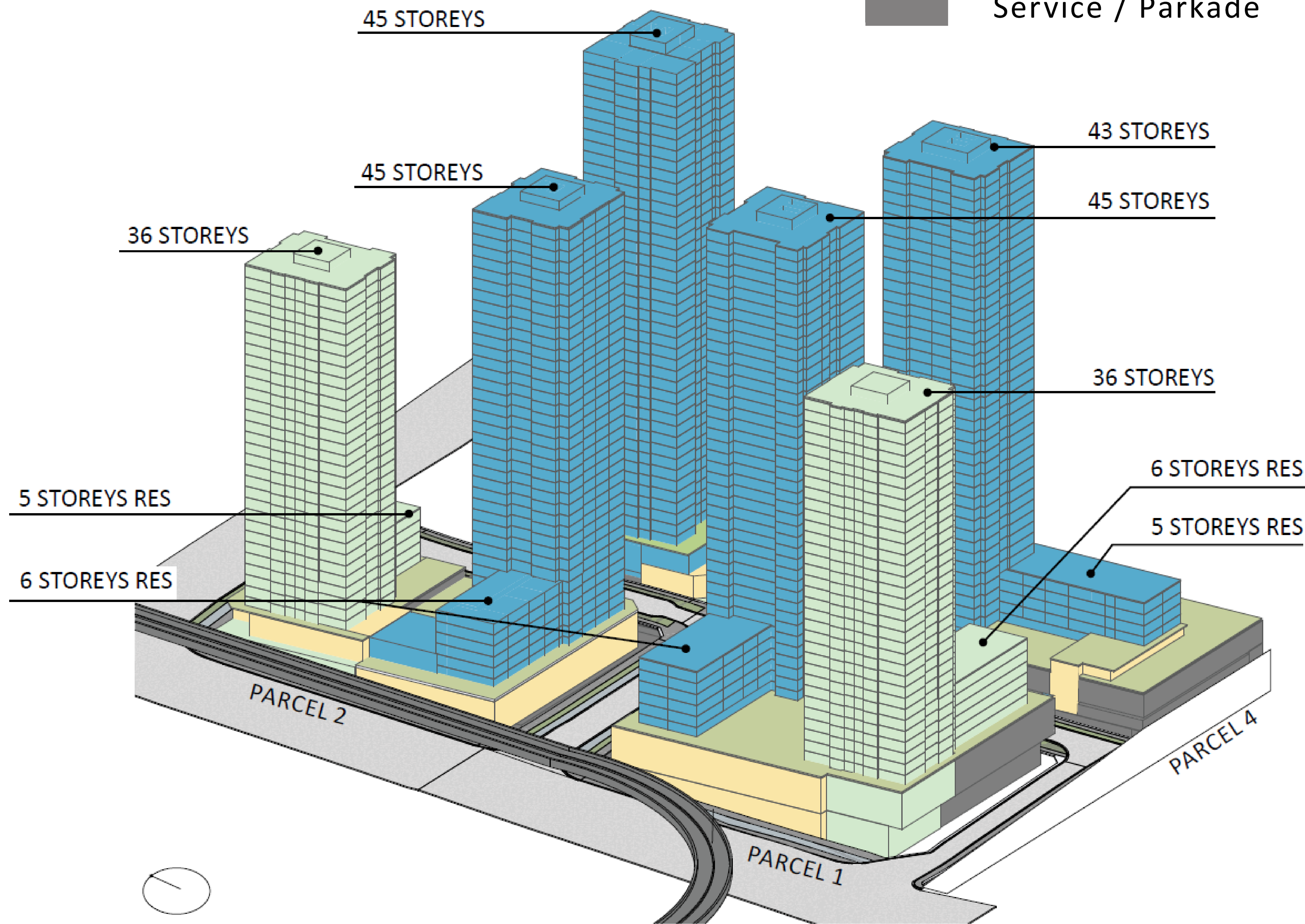
Total Homes	~2,470 homes
Strata Homes	~1,830 homes
Rental Homes	~ 640 homes including ~ 92 below-market
Retail Space	~ 100,718 sq ft
Daycare	~ 11,000 SF with ~127 spaces over two parcels (Phases 1 & 4)
Public Plaza	~ 26,000 sq ft
Density	6.0 FAR (as per the OCP)

ALL STATISTICS ARE APPROXIMATE AND WILL BE REFINED AS THE PROJECT DEVELOPS

MASTERPLAN

Legend

- Market Residential
- Rental
- Commercial
- Service / Parkade



ALL STATISTICS ARE APPROXIMATE AND WILL BE REFINED AS THE PROJECT DEVELOPS

MASTERPLAN

PARCEL 1

45-storey Market Residential with a 6-storey podium
 36-storey Rental with a 6-storey podium
 Includes 2-storeys of Commercial and Daycare

PARCEL 2

45-storey Market Residential with a 6-storey podium
 36-storey Rental with a 5-storey podium
 Includes 1-storey of Commercial

PARCEL 3

45-storey Market Residential with a 2-storey podium
 Includes 1-storey of Commercial

PARCEL 4

43-storey Market Residential with a 5-storey podium
 Includes 1-storey of Commercial and Daycare

Est. Early 2025
 First/Second/Third Readings

October 2024
PUBLIC CONSULTATION

June 2024
 MDP Resubmission

Est. Late 2025
 MDP and DP Final Enactment

Est. Late 2024
 Development Permit (DP) Submission

September 2024
 City Council-In-Committee Meeting

December 2023
 Master Development Plan (MDP) Application Submitted

PHASE 1

PHASE 1 STATISTICS

Commercial	55,315 sq ft
Daycare	5,500 sq ft
Total Homes	790 Homes
Rental	330 Homes incl. 44 Below Market (278,000 SF)
Market Strata	460 Homes (374,500 SF)

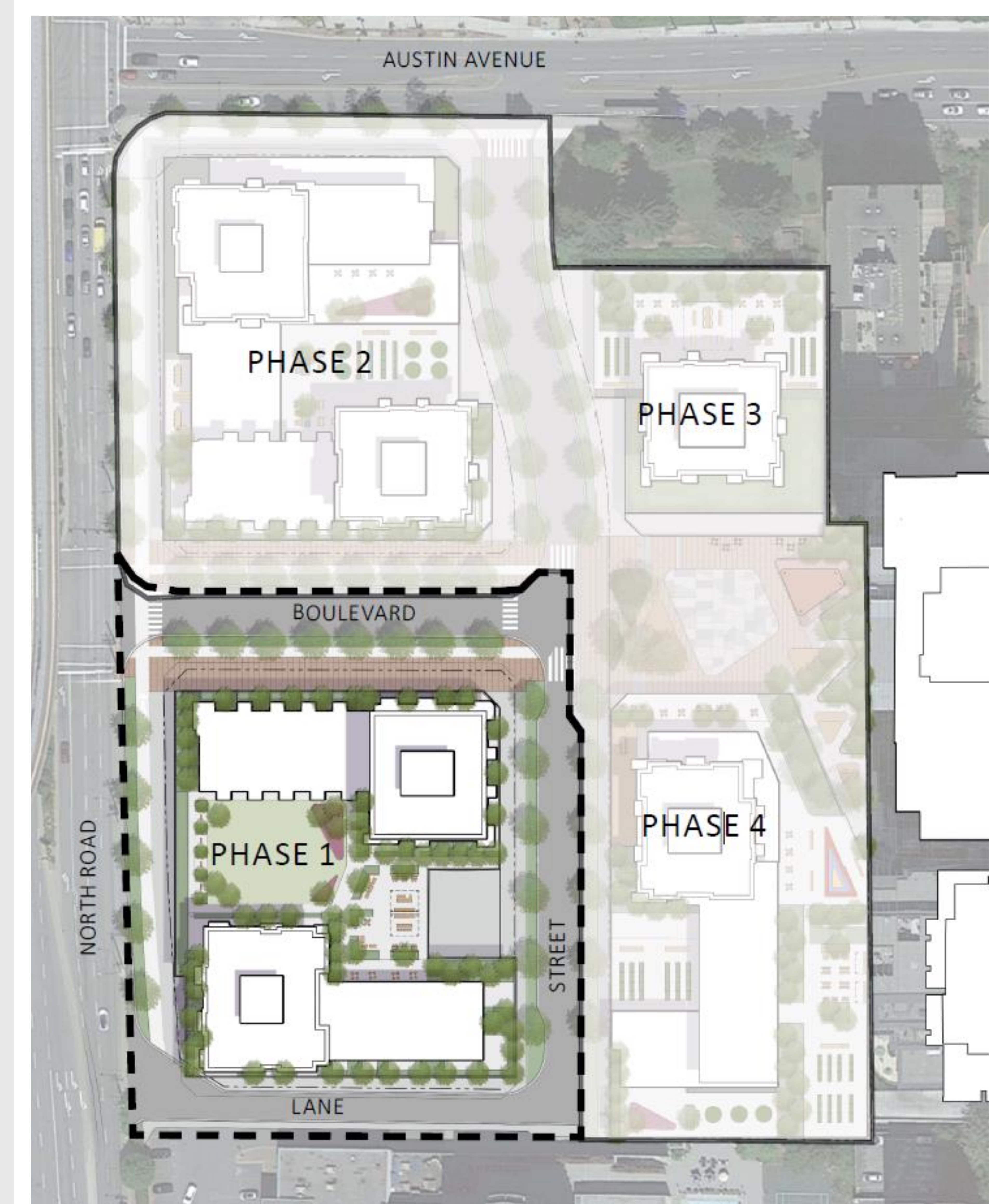
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Legend

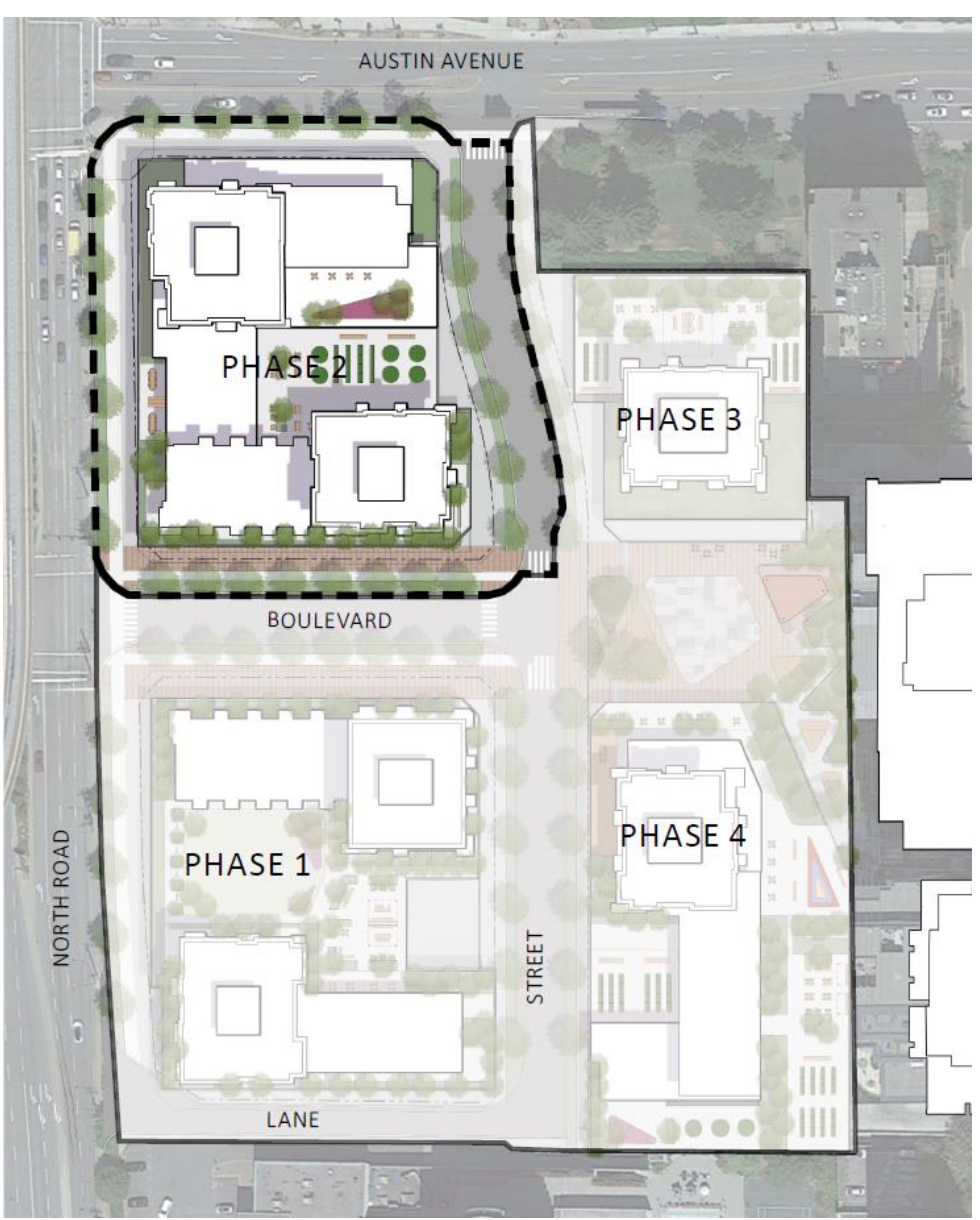
-  Market Residential
-  Rental
-  Commercial (Including daycare)



PODIUM: GROCERY STORE, DRUG STORE, DAYCARE, AND RETAIL



PHASE 2

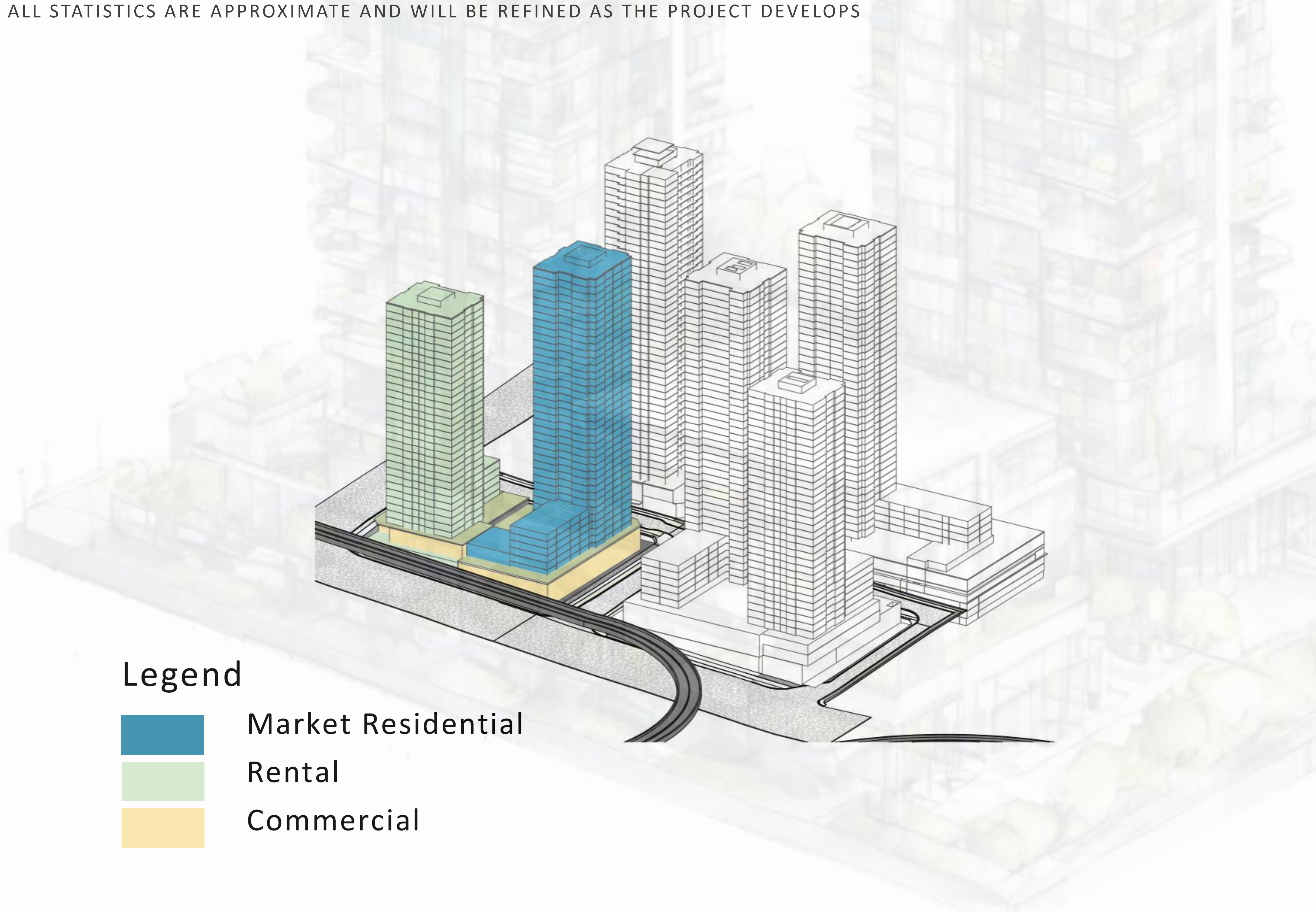


PODIUM: COMMERCIAL RETAIL

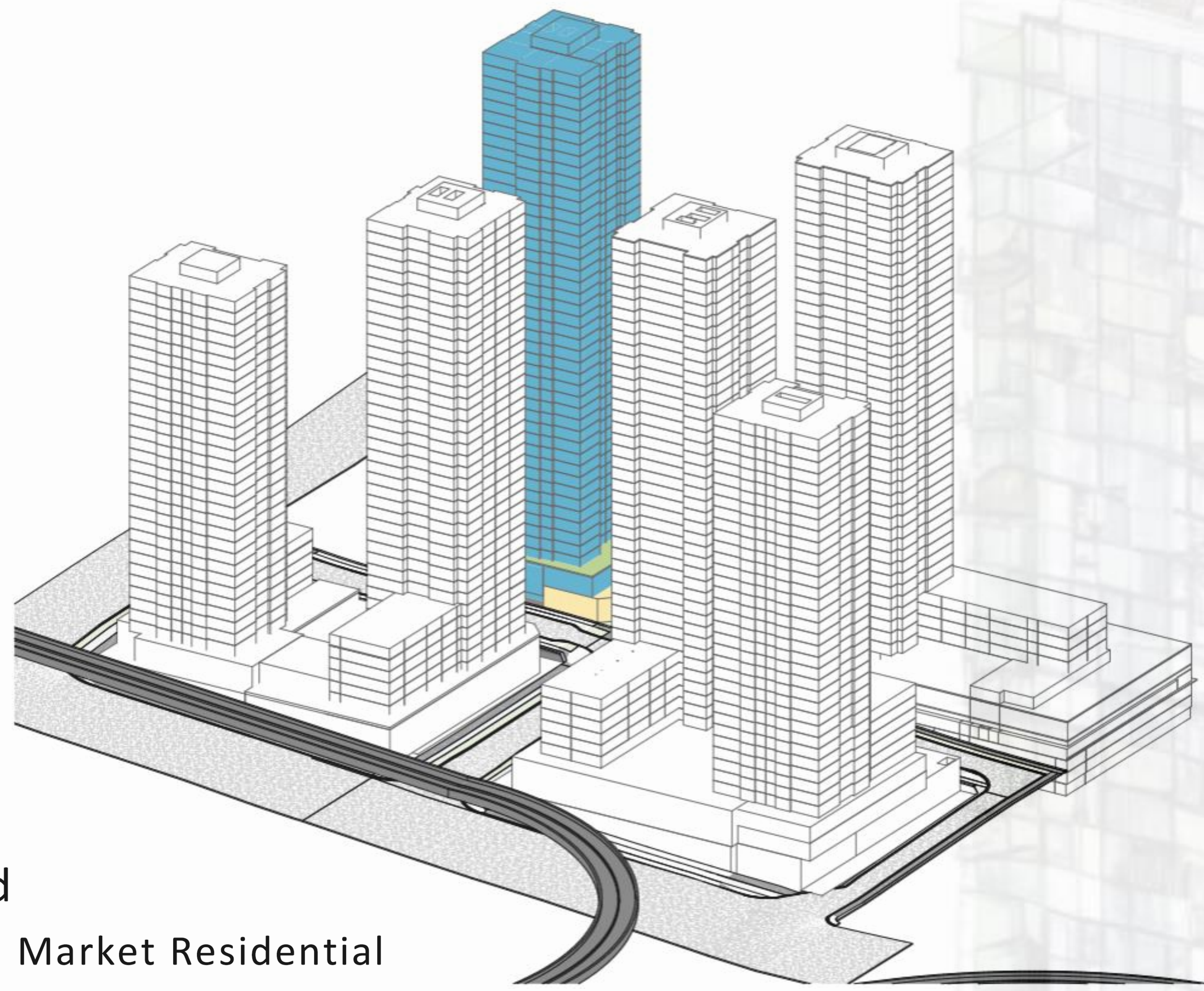
PHASE 2 STATISTICS

Commercial	30,360 sq ft
Total Homes	730 Homes
Rental	310 Homes incl. 48 Below Market (234,500 SF)
Market Strata	420 Homes (372,000 SF)

ALL STATISTICS ARE APPROXIMATE AND WILL BE REFINED AS THE PROJECT DEVELOPS



- Legend
- Market Residential
 - Rental
 - Commercial



Legend

- Market Residential
- Commercial

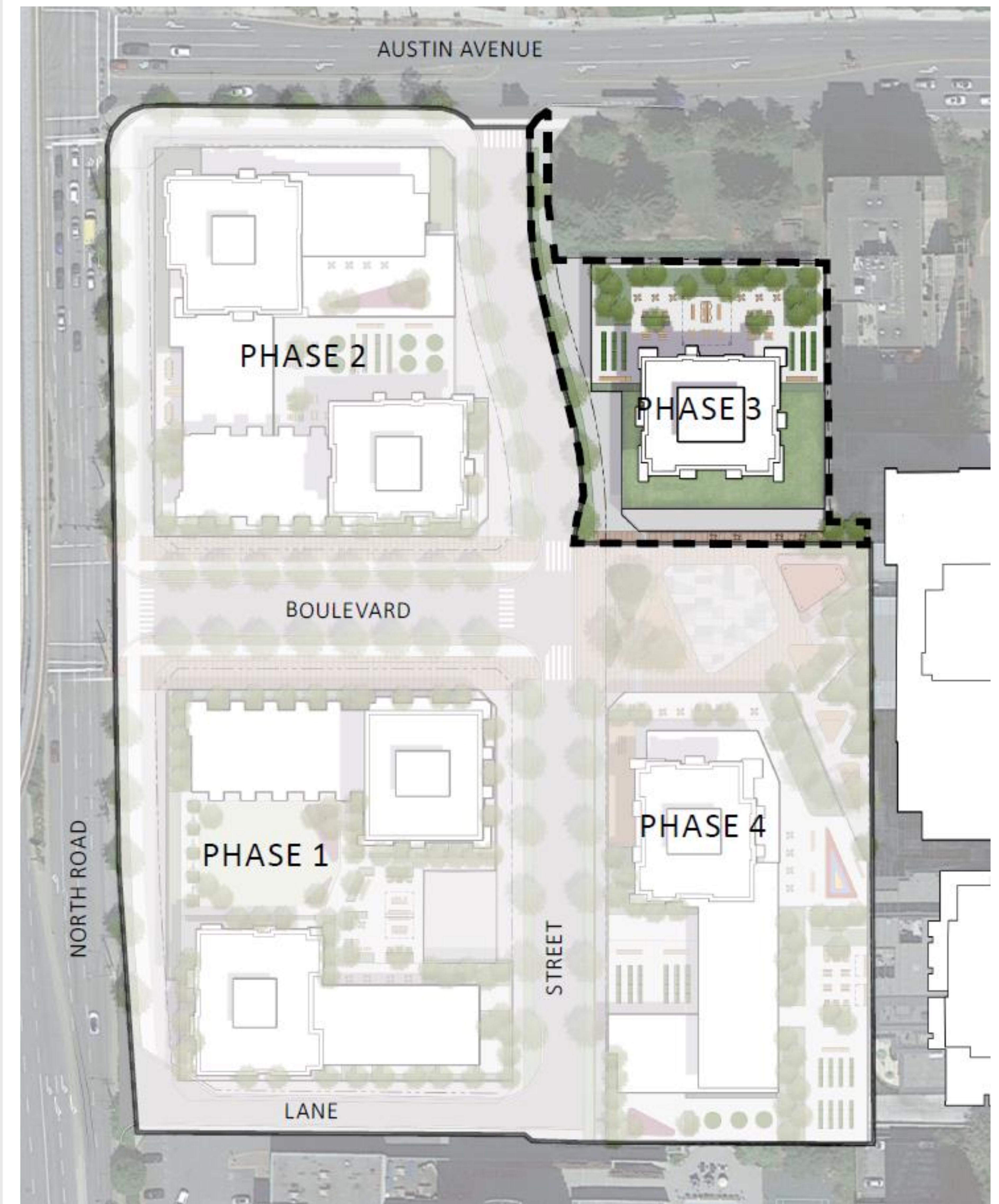
PHASE 3 STATISTICS

Commercial	7,973 sq ft
Total Homes	475 Homes
Market Strata	475 Homes (336,500 SF)

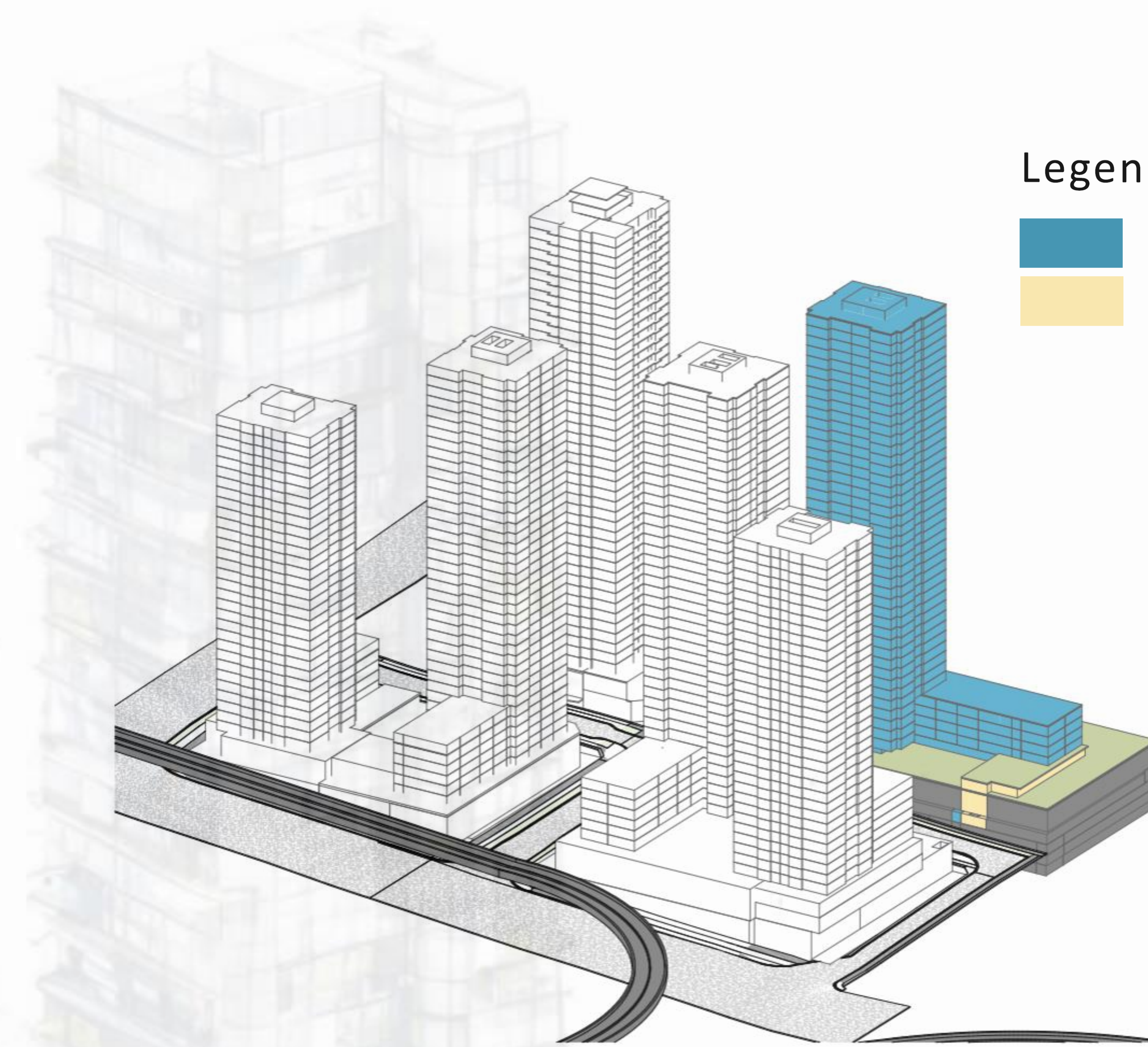
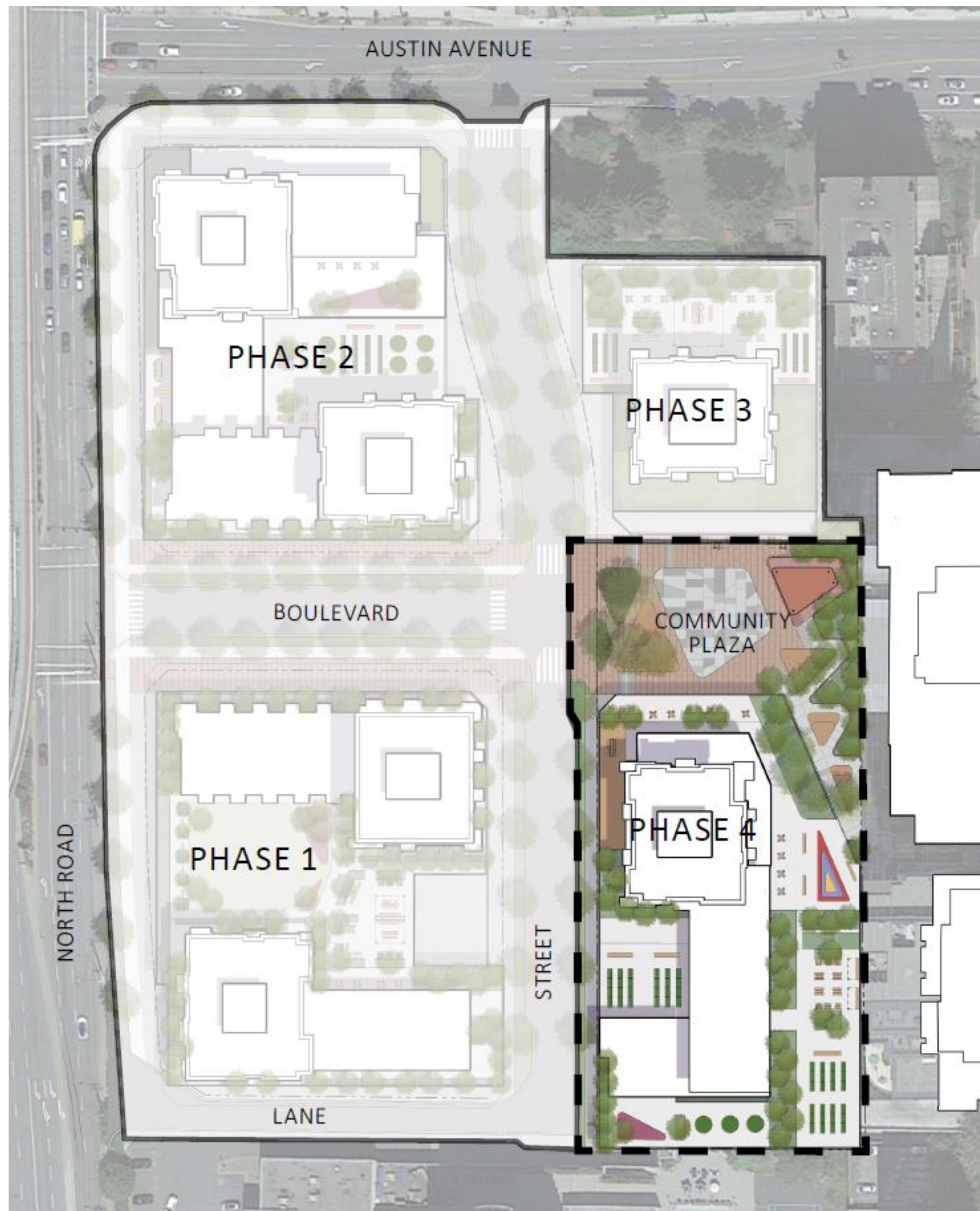
ALL STATISTICS ARE APPROXIMATE AND WILL BE REFINED AS THE PROJECT DEVELOPS

PHASE 3

PODIUM: COMMERCIAL RETAIL



COMMUNITY PLAZA AND PODIUM: DAYCARE & COMMERCIAL RETAIL



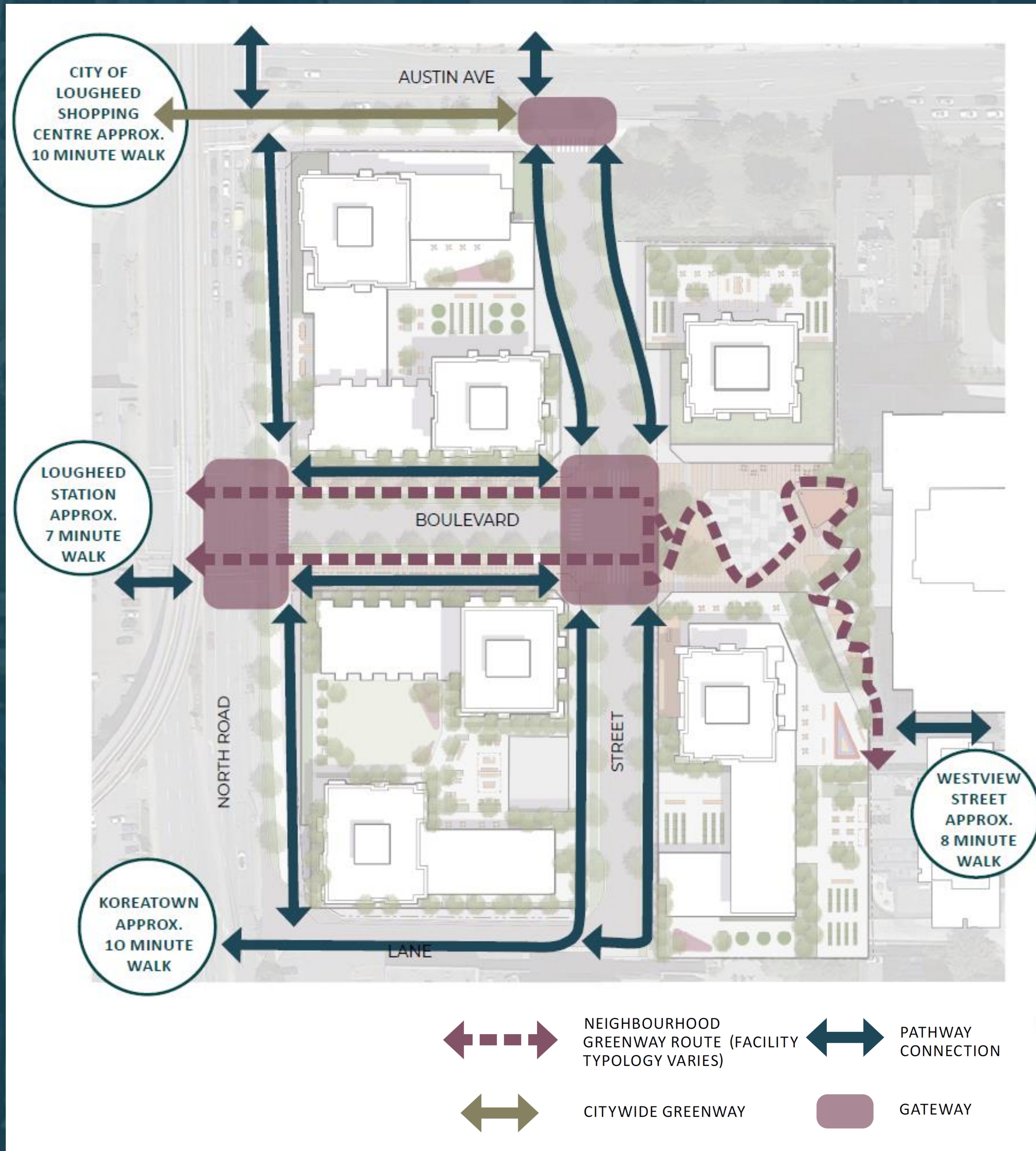
Legend
 Market Residential
 Commercial (Including daycare)

PHASE 4 STATISTICS	
Commercial	7,070 sq ft
Daycare	5,500 sq ft
Total Homes	475 Homes
Market Strata	475 Homes (369,000 SF)

ALL STATISTICS ARE APPROXIMATE AND WILL BE REFINED AS THE PROJECT DEVELOPS

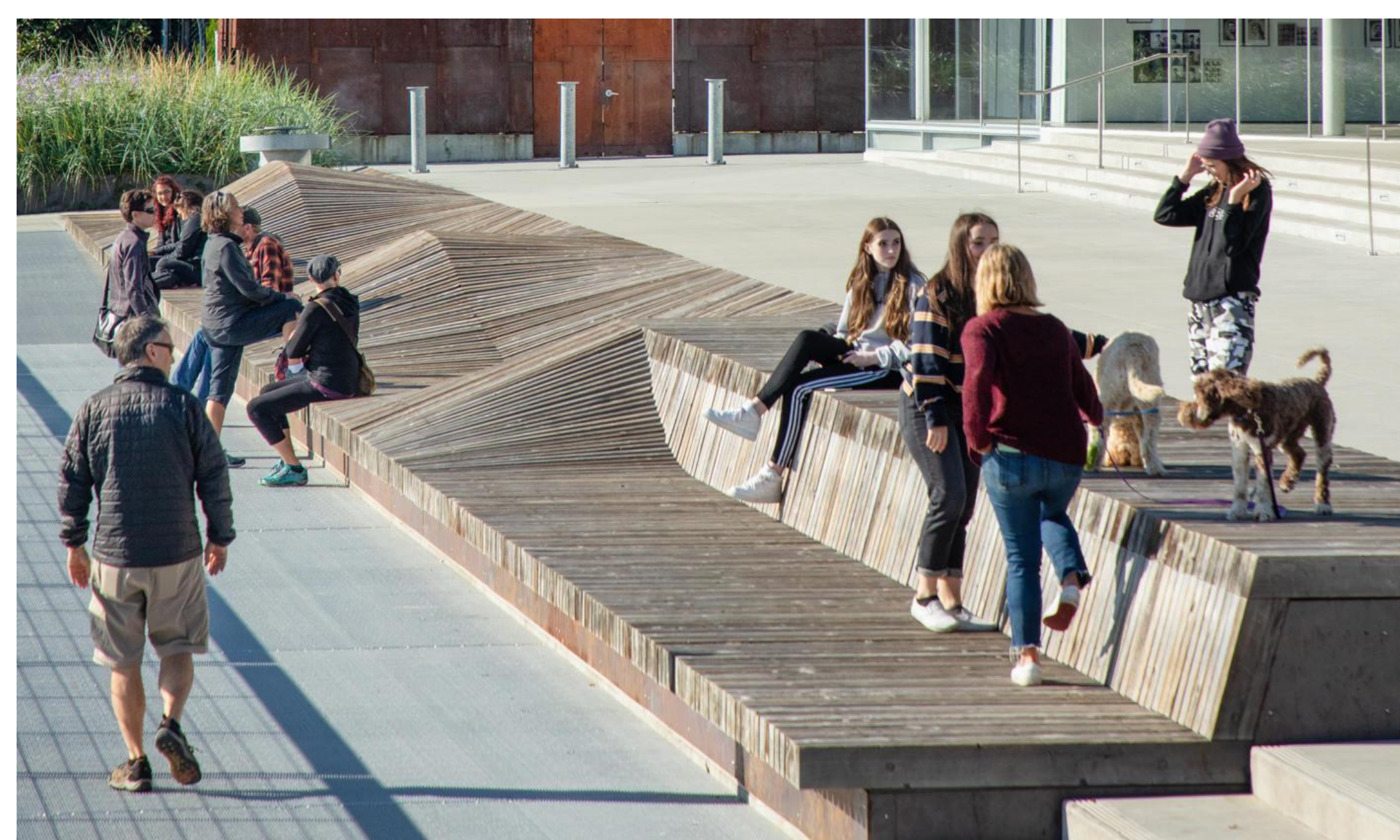
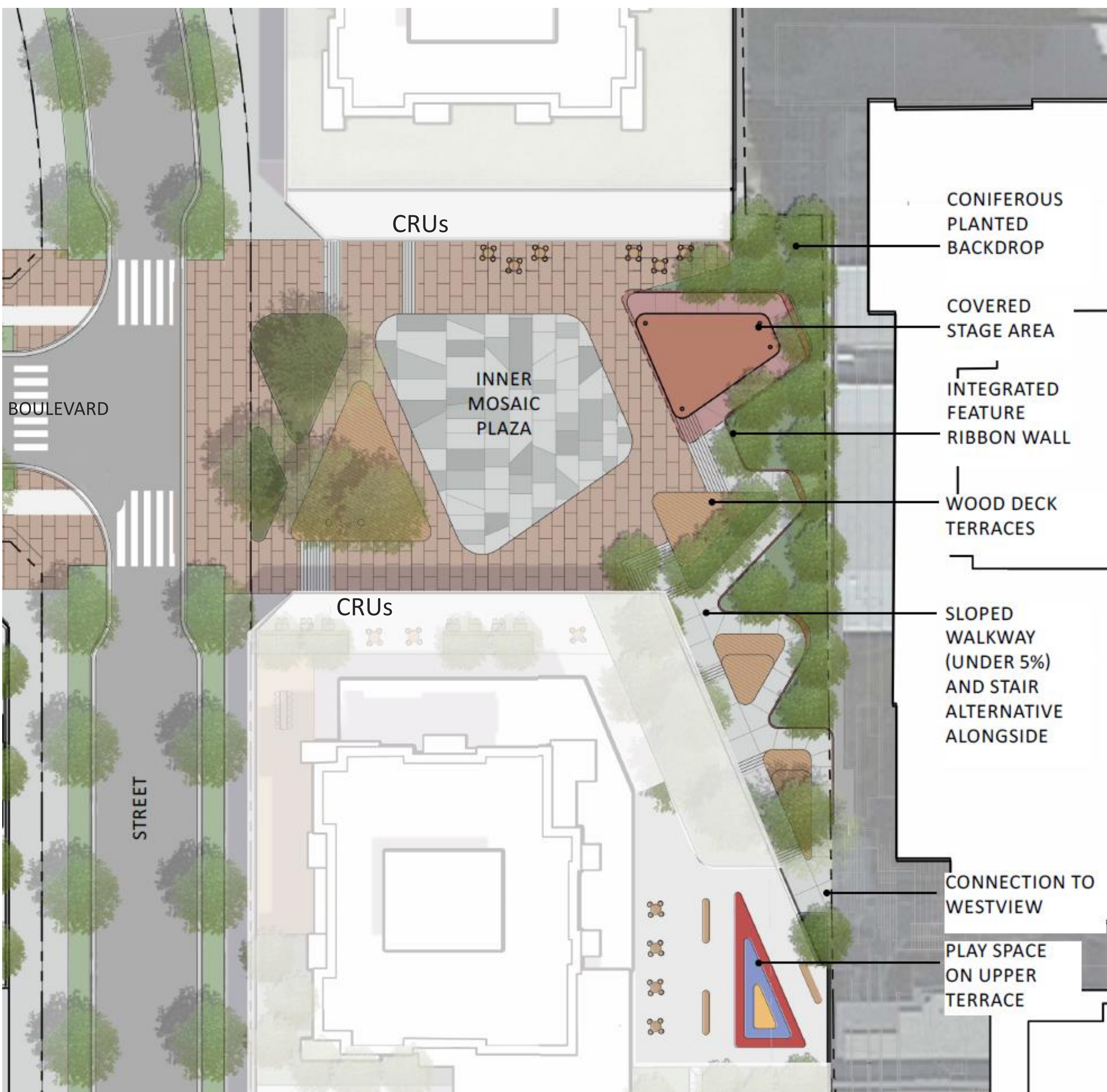
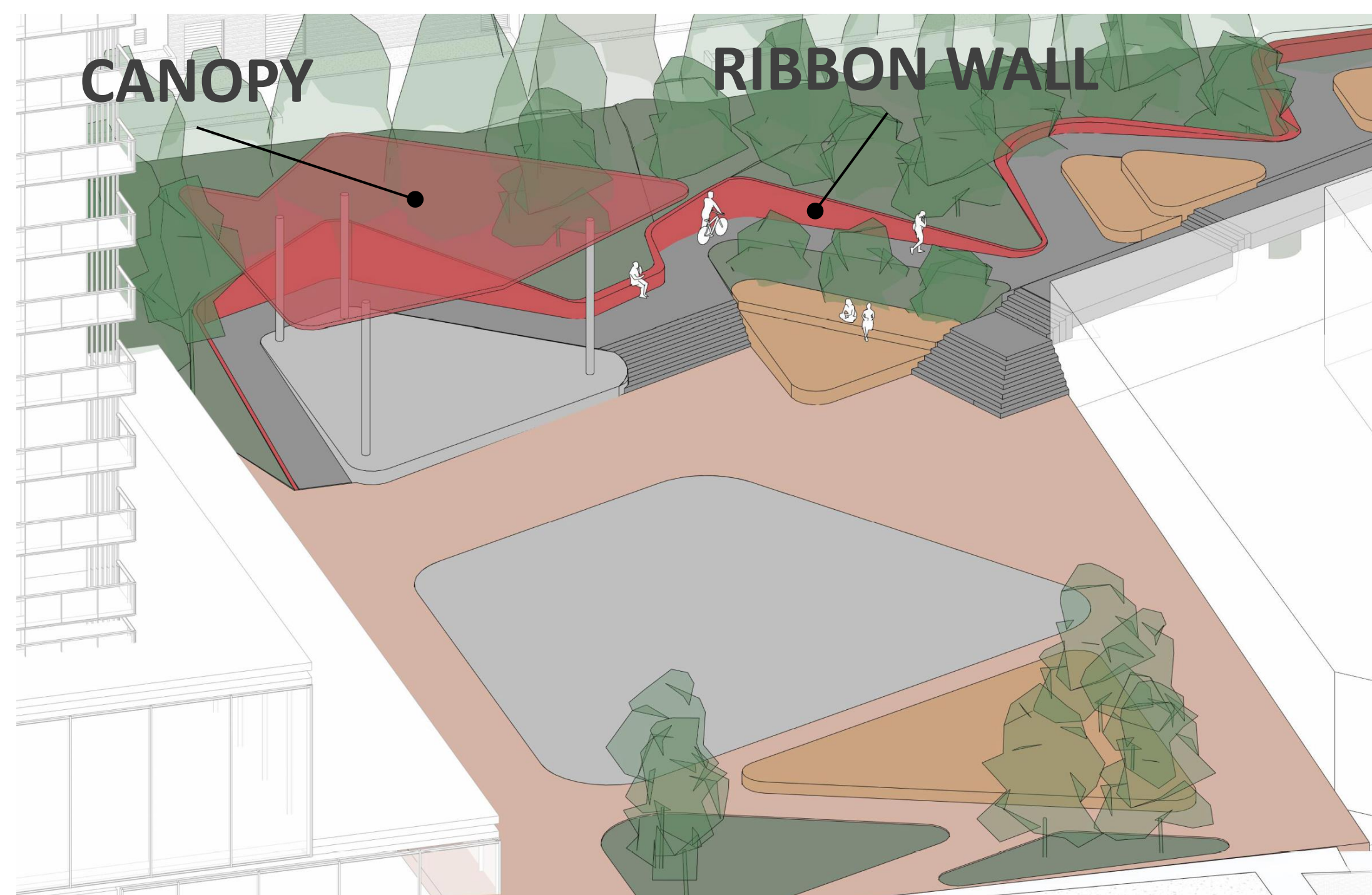
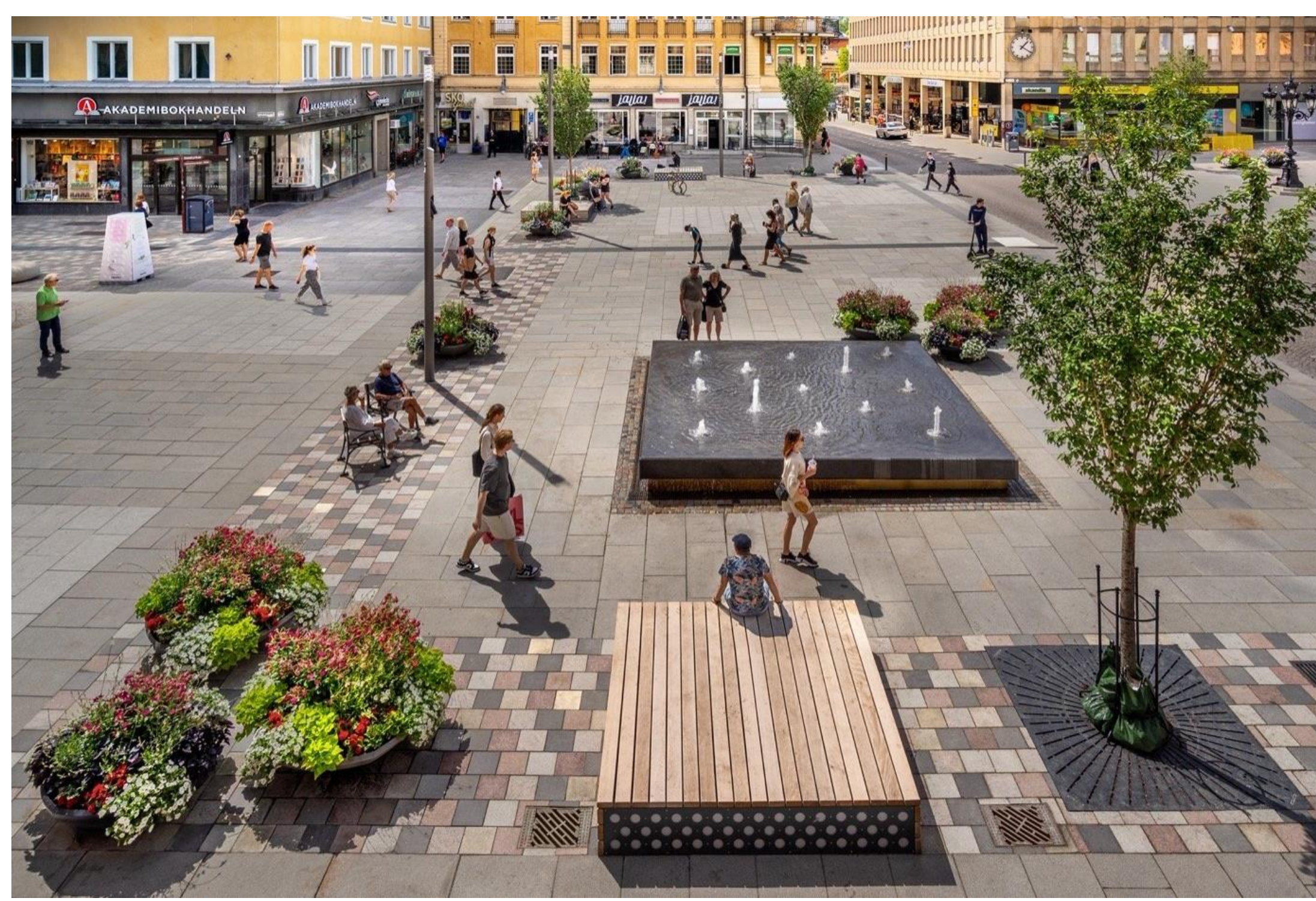
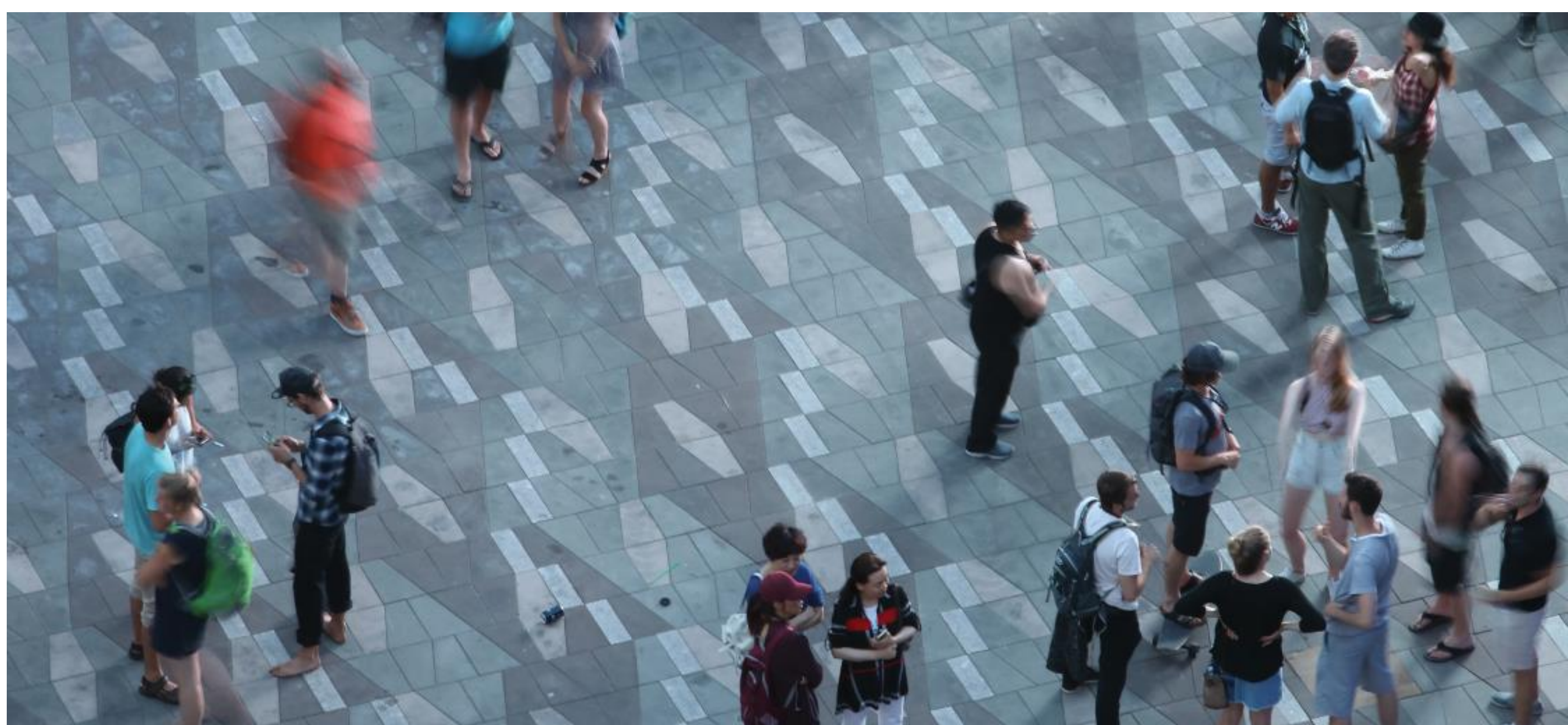
PHASE 4

GREENWAYS & PATHWAYS



A multi-use pathway, pedestrian movement zones and designated **cycle tracks** connect the site to destinations beyond. The **neighbourhood greenway** connects from Westview to the east to Lougheed Station with a shared zone through the **Community Plaza**. In response to the City of Coquitlam's Greenway Policies, the greenways on site accommodate **cycling facilities, wider sidewalks, public art, wayfinding, street trees, planting, pedestrian lighting and seating** for comfort and security.





A vibrant **Community Plaza** located on the Boulevard's east side will serve as a versatile space for everyday activities, gatherings, and special events. The inner mosaic plaza pays homage to local Korean cultural heritage and has the potential to incorporate public art and/or interactive features that can be temporary or permanent.

On the far east end of the plaza, a feature **canopy structure** will act as a visual marker to attract pedestrians from North Road to the lively plaza. A **feature ribbon wall** runs alongside the walkway that serves both a practical purpose of retaining the steep grade, as well as offering an experiential quality and identity piece. The sloped **pedestrian pathways**, with gradients at a maximum of 5%, play a pivotal role in establishing accessible routes on the site.

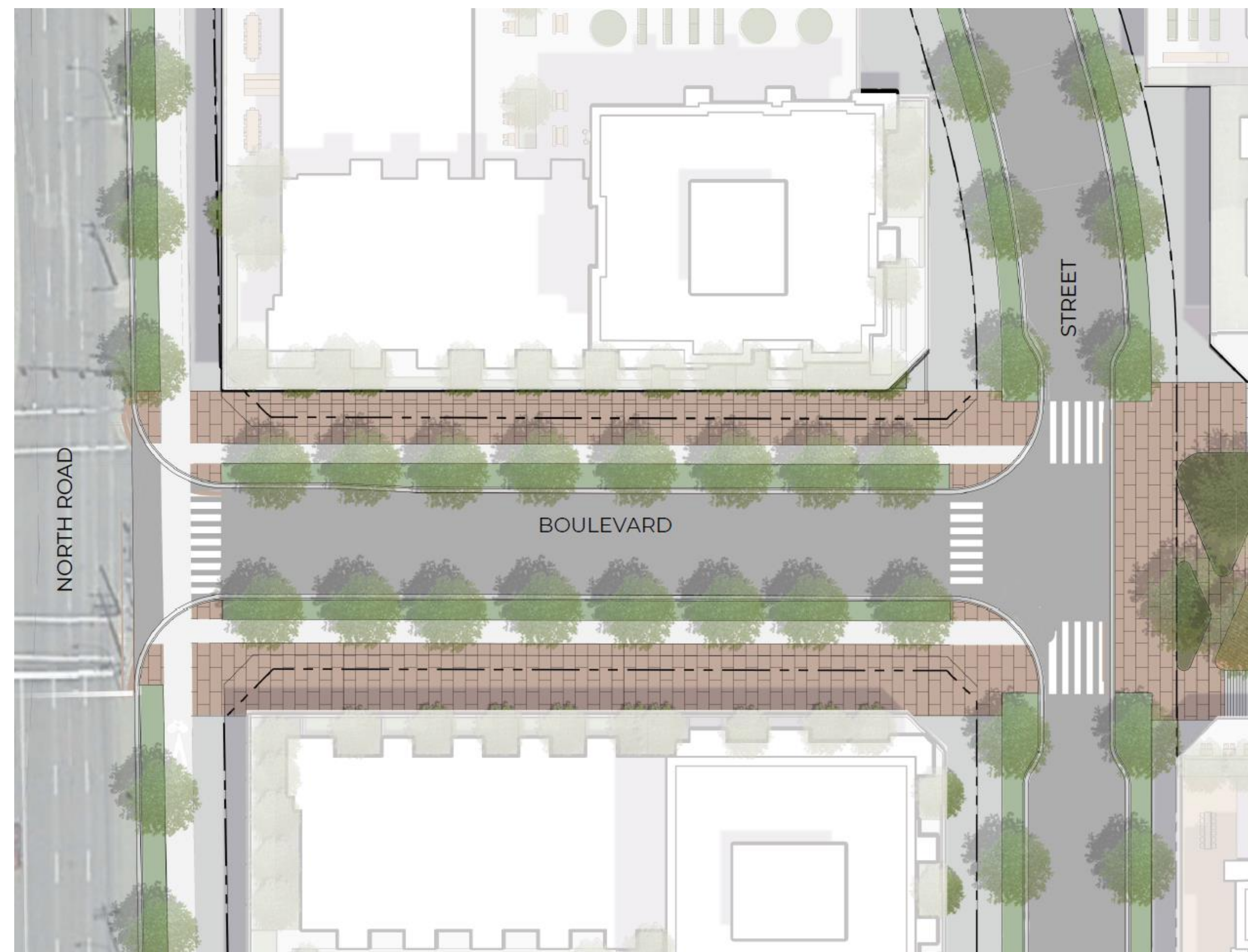
COMMUNITY PLAZA

The seamless connection between North Road and the Community Plaza is enhanced with a generous pedestrian zone ('Boulevard') alongside a planted buffer.

This unique paving treatment signifies a departure from the standard City streetscape with the intention of underlining a dual purpose of the Plaza and Boulevard as an inclusive, energetic public space.

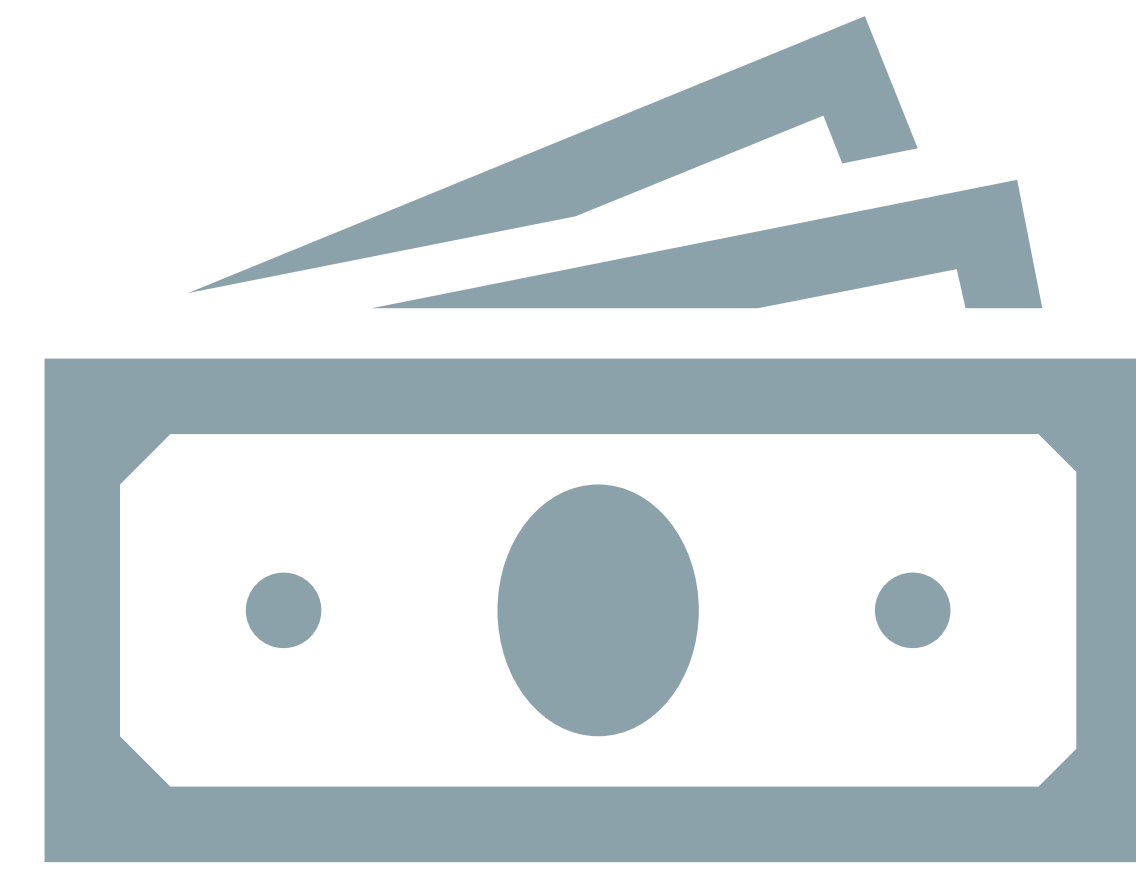
There is also an opportunity to further unify the Boulevard and Community Plaza through **overhead catenary lighting**, reinforcing these spaces as a venue for social gathering and special events.

BOULEVARD





OCP COMPLIANT



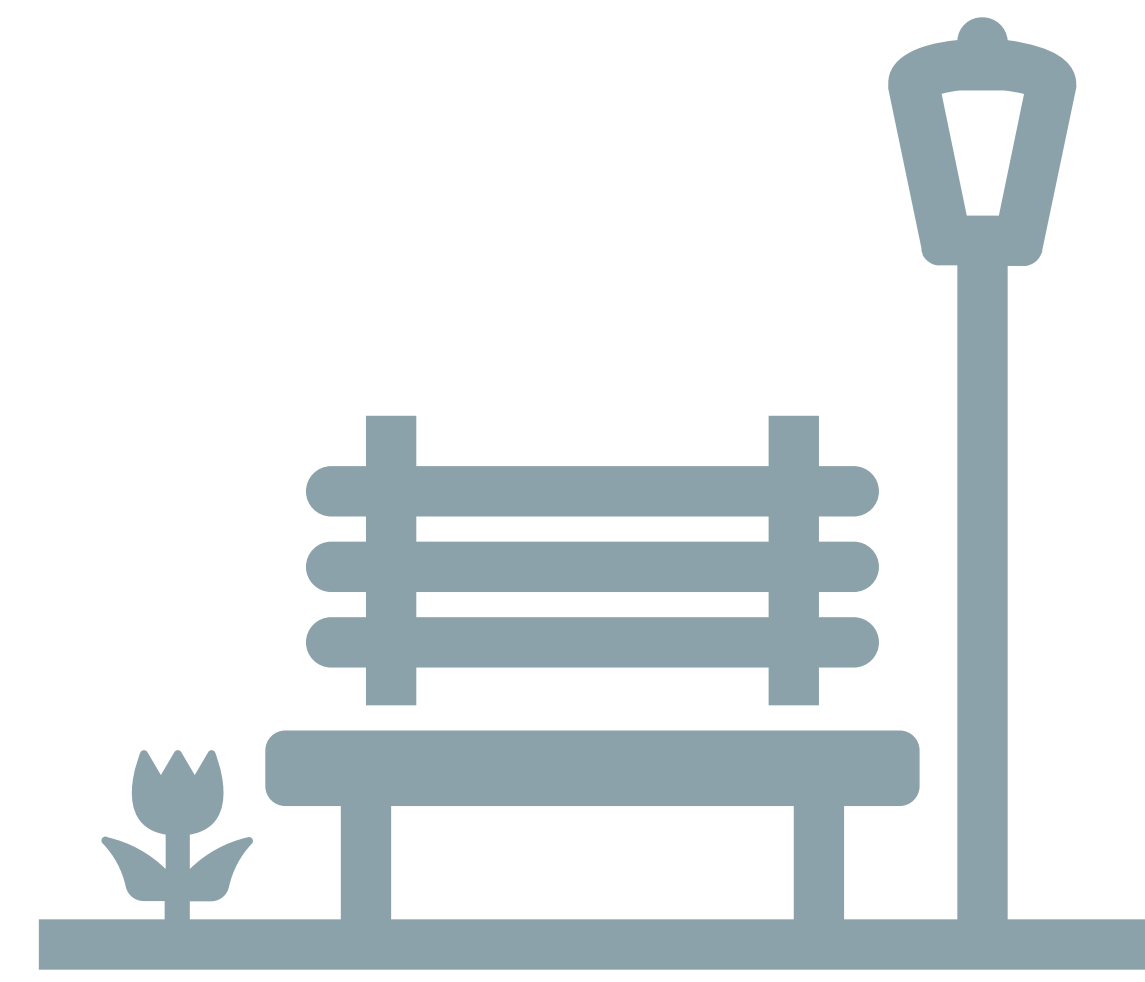
DENSITY BONUS:
\$70,500,500



CITY OF COQUITLAM DCCs:
OVER \$62,000,000



METRO VANCOUVER DCCs:
OVER \$71,000,000



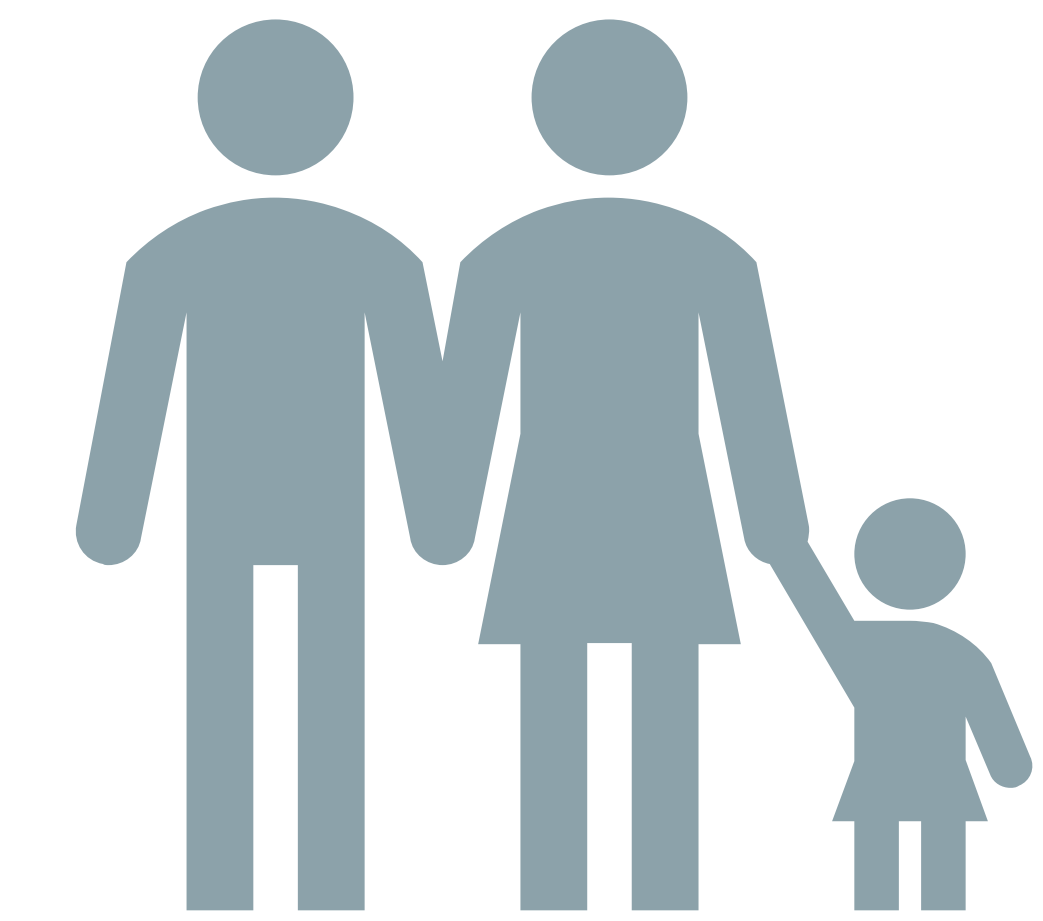
PARK LAND DEDICATION:
~\$2,900,000



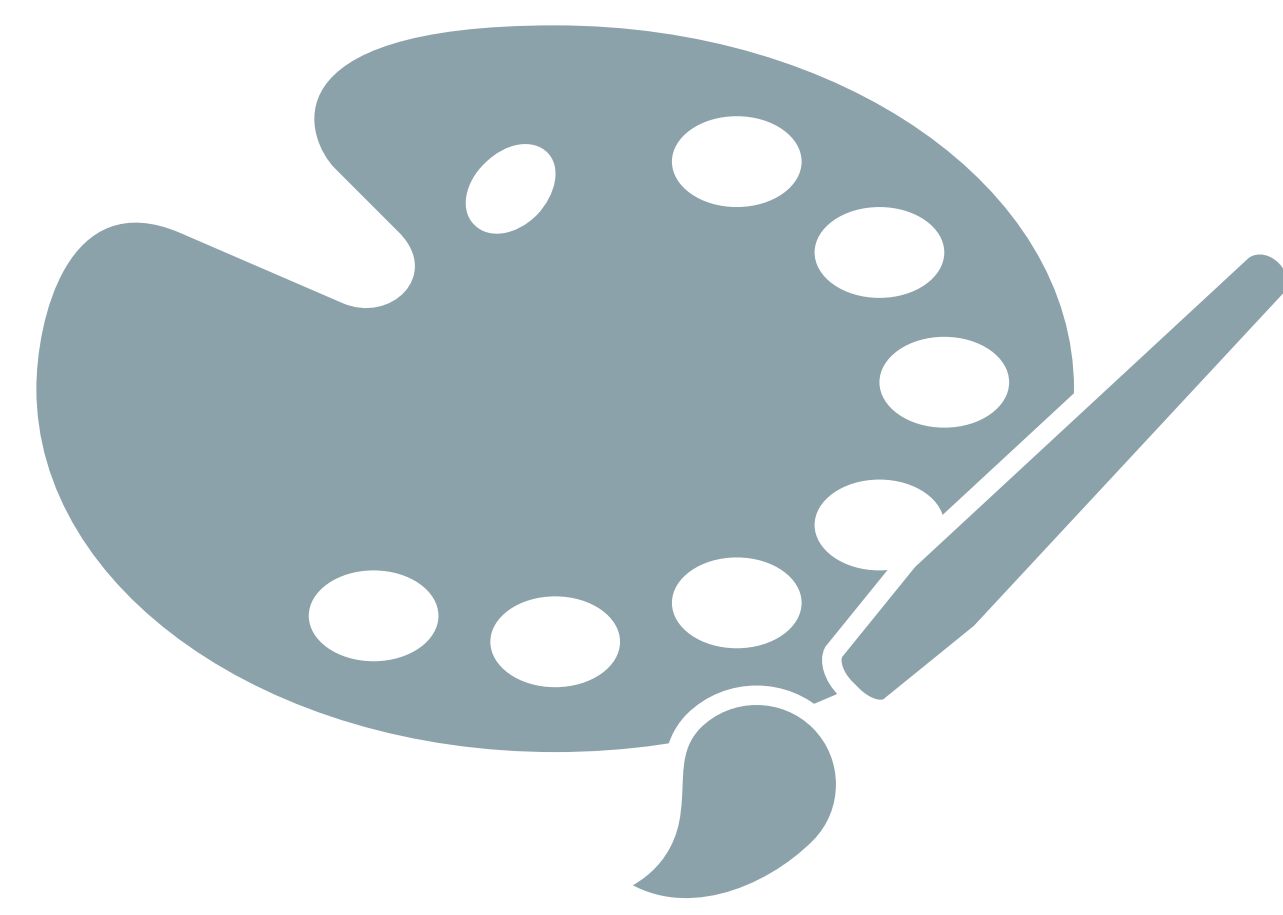
APPROX 640 RENTAL HOMES
INCLUDING
APPROX 92 BELOW-MARKET HOMES



APPROX 127 DAYCARE SPACES
(PHASES 1 AND 4)



FAMILY SIZED HOMES AND
AMENITIES



PUBLIC ART



OVER 100,000 SQ FT** OF
NEIGHBOURHOOD RETAIL



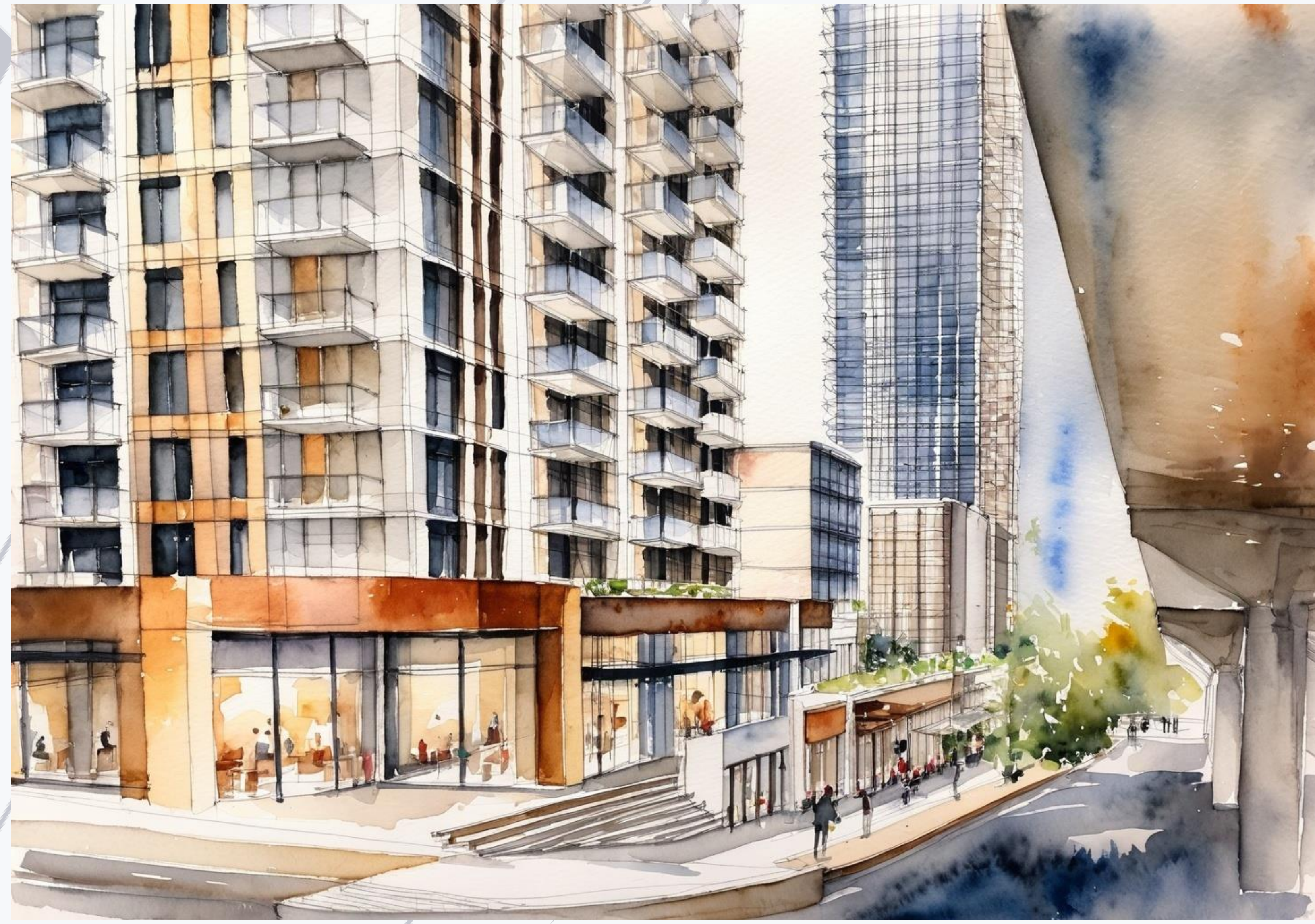
GROCERY AND DRUG STORE



ACCESSIBLE DESIGN
MAX 5% SLOPE ON GREENWAY
CONNECTION

COMMUNITY BENEFITS

THE IMAGES ARE CONCEPTUAL AND INTENDED TO DEMONSTRATE MASSING. STREETScape DESIGN IS CONCEPTUAL AND SUBJECT TO STAFF AND COUNCIL APPROVAL



VIEW AT AUSTIN AVENUE AND NORTH ROAD OF PARCEL 2 (LOOKING SOUTHEAST)



VIEW AT NORTH ROAD AND BOULEVARD OF PARCEL 1 (LOOKING SOUTHEAST)



VIEW OF PARCEL 1 ALONG NORTH ROAD (LOOKING NORTHEAST)



VIEW OF NORTHEAST CORNER OF PARCEL 1 RESIDENTIAL LOBBY

CONCEPTUAL MASSING DIAGRAMS