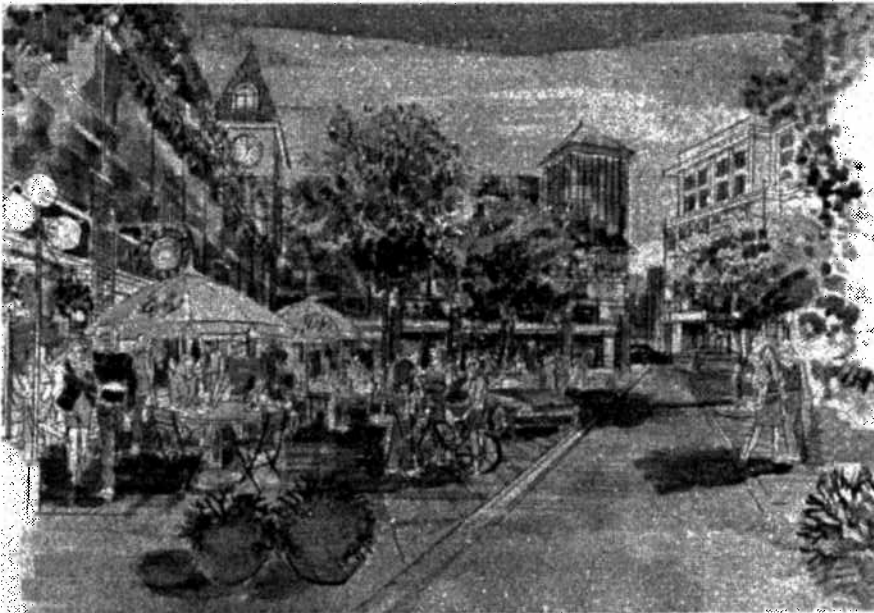
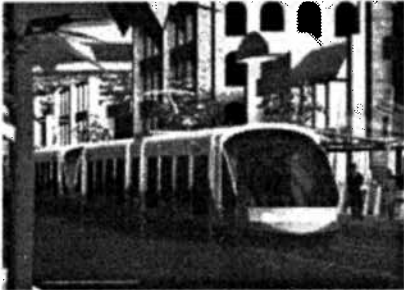


FILE
COPY

J06 05

Lougheed Town Centre plan



PREPARED BY:
**LOUGHEED AREA
ADVISORY COMMITTEE**
JUNE 1997



Lougheed Town Centre Plan

Table of Contents

	PAGE #
1.0 INTRODUCTION	3
2.0 PUBLIC REVIEW PROCESS	3
3.0 THE VISION AND SUMMARY OF PROPOSALS	4
4.0 THE CHANGING DIRECTION	6
4.1 A Place for Community	6
4.2 An Improved Transportation System	6
4.3 An Environmentally Aware Community	7
4.4 A Mixed Town Centre Core	7
4.5 Community Well-Being	8
5.0 PROPOSALS	8
5.1 Core Area	8
5.2 Residential Land Use	16
5.3 Commercial Land Use	18
5.4 Parks and Open Spaces	20
5.5 Urban Trails and Pedestrian Walkways	24
5.6 Transportation Framework	26
6.0 COMMUNITY WELL-BEING	30
6.1 Community Facilities & Services	31
6.2 Youth Initiatives	32
6.3 Public Safety	33
7.0 ENVIRONMENTAL PROTECTION AND ENHANCEMENT	34
7.1 Lougheed Town Centre Area	34
7.2 Stoney Creek Park	35
7.3 Core Area	36
8.0 AN INVOLVED COMMUNITY	36
APPENDIX 1 - SUMMARY LAND USE FIGURES	38
APPENDIX 2 - SUB-COMMITTEE MEMBERS	39

List of Figures

MAPS	PAGE #
MAP 1: Land Use Concept	9
MAP 2: Residential Land Use	17
MAP 3: Commercial Land Use	19
MAP 4: Open Space and Ecological Linkages	21
MAP 5: Parks, Open Spaces & Waterways	22
MAP 6: Urban Trails & Pedestrian Walkways	25
MAP 7: Transportation Network	27

ILLUSTRATIONS

Core Area Diagrammatic Concept	12
Core Area Residential	13
Core Area Commercial	13
Core Area Public Plazas and Open Spaces	14
Core Area Roads and LRT	14
Integrated LRT and Land Bridge over Austin Road	15
Core Area Shopping Street / Plaza	15

1.0

INTRODUCTION

In 1995 May, Burnaby Council initiated a citizen based review of the community plan for the Lougheed Town Centre area. To begin the review process, two community meetings were held to identify issues to be addressed by the review and to solicit names of community members interested in serving on the Advisory Committee.

Arising from the community meetings, a total of 48 nominations for the Advisory Committee were received. From these nominations, a 12 member Advisory Committee was appointed by Council. Subsequently, an additional 13 community members were appointed to serve on sub-committees to review issues related to youth, public safety, traffic, and facilities and services.

Over a two year period, the Lougheed Area Advisory Committee, with assistance from the issues specific sub-committees, worked to develop draft recommendations for a renewed Lougheed Town Centre Plan. The combined efforts and considerable deliberations of the Advisory Committee and its sub-committees has resulted in draft proposals for the Town Centre that sought to reflect the inter-relationship between land use and transportation decisions, community needs for services and facilities, and the role of community stewardship and involvement for the creation of a complete and balanced Lougheed Town Centre.

The text, maps and illustrations presented in this document represent the final proposals and recommendations of the Advisory Committee for a renewed community plan for the Lougheed area. In accordance with the mandate of the Advisory Committee, these recommendations are for review, consideration and approval by Burnaby Council as the basis for the Lougheed Town Centre Plan.

2.0

PUBLIC REVIEW PROCESS

To provide for broad public comment and review of the draft Plan, the Advisory Committee prepared and distributed a colour brochure summarizing the draft proposals for the Lougheed Area. The brochure was distributed to the approximately 7,800 households, businesses, non-resident owners, and other interested parties in the review area on 1997 April 17.

The brochure and illustrations were also displayed at the Lougheed Mall on 1997 April 25 & 26. Copies of the brochure and a more detailed draft Plan document were available for reference and review at the Cameron Library, Stoney Creek School and the City Planning Department.

To conclude this public review process, two open houses were held on 1997 May 1 & 3. Approximately 200 people attended the open houses from which the Advisory Committee received about 90 submissions of comment sheets or written material. In response to the comments and suggestions received on the draft Plan, the Advisory Committee has amended certain aspects of the draft Plan.

The completion of recommendations for a renewed Town Centre Plan for the Lougheed area represent the first step in the ongoing process of planning and guiding the future development of the Lougheed Town Centre. Council approval of proposals for the Town Centre will provide a framework for the continued refinement and detailed implementation of the Plan, as well as the basis for ongoing community involvement and input in the future development of the community.

As such, the Committee wishes to emphasize that the plan being advanced for Council consideration is a broad guide plan for future development and improvements in the area. More specific guidelines and detailed planning will follow. In this respect, the Plan will be a "living" document with opportunity for ongoing community input. The majority of development proposals will require rezonings and associated Public Hearings, which will also give a further opportunity for public comment on the specifics of individual development proposals.

3.0 THE VISION

The Lougheed Town Centre is one of four Town Centres in Burnaby. Strategically, this Town Centre will have an important role over the next two decades from both a City-wide and regional perspective. The centre is situated within the GVRD's Compact Metropolitan Area as defined in the Livable Region Strategic Plan and is identified as a centre of regional significance. As well, the Centre is to be served by two light rail transit lines - one being the Lougheed/Broadway line extending from the existing Broadway Station to the Coquitlam Town Centre (by 2005) and the other from New Westminster to the Lougheed Mall (by 2008). As a result, the Lougheed Town Centre will be at the confluence of two major transit facilities with vastly improved access to and from major portions of the regional area.

The Advisory Committee's vision for the Lougheed Town Centre area focuses on a combination of *transformation, protection, enhancement* and *collaboration* directions for the area. The *transformation* is primarily concerned with the change of the Lougheed Town Centre Core Area (centered around Lougheed Mall) from the existing suburban car-oriented shopping centre with surrounding residential and commercial uses to a more pedestrian and transit-oriented centre having a fuller and better integrated range of uses leading to a more complete and self-sufficient community for the Lougheed Town Centre. It also focuses on improved linkages to the surrounding community and the continued development of residential and commercial sites considered suitable for change.

Protection is generally associated with preserving environmentally sensitive and major open areas and the general character of the single family Sullivan Heights area, and established multi-family residential neighbourhood areas.

Enhancement focuses on improved pedestrian and urban trail linkages, an improved road network to reduce commuter movements through the town centre, improved local bus service, and a range of community facility and service improvements related to youth, safety, urban design and the environment.

Recognizing that the Town Centre is an established area, and that change in the desired direction will need a patient perseverance over an extended period, highlights the need for an emphasis on *collaboration* between all parties associated with the evolution of this area. This includes interests such as existing residents and community organizations, the Lougheed Mall ownership and other businesses, B.C. Transit and other agencies, and the City of Coquitlam.

Summary of Proposals

The vision and the proposed plan recognizes and supports the existing development pattern of the Town Centre, while identifying changes needed to meet local community needs and provide the desired direction for the longer term transformation of this area. Major components of the proposed plan are associated with a proposed land use concept (see **Map 1**), as well as a series of recommendations concerned with community well-being and the environment. These components include:

- ▶ opportunity for the ultimate addition of 3,700 residential units within the Town Centre, accommodating an additional 6,600 persons
- ▶ provision for an additional 2 million square feet of commercial uses resulting in about 3,000 new jobs in the Town Centre
- ▶ provision for a total of 160 acres of park, school, and public open space
- ▶ inclusion of 12.5 acre high school site into the open space network
- ▶ development of an urban mixed use, pedestrian-oriented Town Centre Core Area
- ▶ integration of two converging Light Rail Transit lines
- ▶ addition of residential, office, hotel and street front retail components to the Town Centre Core
- ▶ recommendations to improve public safety
- ▶ proposals to further address youth issues
- ▶ provision for needed improvements in community services and facilities
- ▶ provision for a network of pedestrian and bicycle routes
- ▶ protection and enhancement of environmentally sensitive areas
- ▶ improvements to transportation networks and transit services
- ▶ a proposal for an R10 (single family) rezoning for the Sullivan Heights neighbourhood which is to be the subject of a local area consultation process.

4.0 THE CHANGING DIRECTION

The recommendations of the Advisory Committee seek to enhance the Lougheed Town Centre as a place to meet the broad needs of those business and community members that live or work in, or adjacent to the town centre area. The focus is on the development of a more complete, interactive and pedestrian oriented community organized around a network of public spaces, facilities, and services. The **recommendations** for the Lougheed Town Centre are guided by the following underlying directions:

4.1 A PLACE FOR COMMUNITY

The Committee **recommends** that future change in the Lougheed Town Centre should focus on the creation of a place that:

- ▶ supports the development of a strong sense of community and neighbourhood identity
- ▶ provides well designed public places and open spaces to accommodate and promote active community use for informal interaction and larger organized community events and activities
- ▶ provides strong pedestrian and other linkages between the residential community and key public facilities and the Town Centre Core.

4.2 AN IMPROVED TRANSPORTATION SYSTEM

The Committee **recommends** that the Town Centre Plan:

- ▶ have sufficient density and mixture of uses to ensure that a transit focus for the Town Centre is realistic and achievable
- ▶ promote increased walking and cycling through the creation of a network of safe, convenient, and enjoyable pedestrian walkways, urban trails and cycling facilities within the Town Centre with links to surrounding areas
- ▶ provides a more internally-oriented street network to serve the local community while directing the movement of through traffic to arterial routes
- ▶ ensures that the urban design of local and collector streets includes a strong pedestrian orientation
- ▶ provide for strong integration of two Light Rail Transit (LRT) lines and the associated stations and bus interchange with future development in the Core Area
- ▶ provide for improved bus services within and to and from the Town Centre area.

4.3 AN ENVIRONMENTALLY AWARE COMMUNITY

The Advisory Committee **recommends** that development in the Lougheed Town Centre be based on an environmental awareness that:

- ▶ designates, protects and enhances environmentally sensitive areas and features
- ▶ provides for a linked network of open spaces including large conservation areas, district and neighbourhood parks, urban plazas and other public and semi-private spaces
- ▶ recognizes the use of environmentally sensitive development practices
- ▶ recognizes that the livability of the built environment is directly related to the application of environmentally sensitive development practices
- ▶ seeks to conserve resources through efficient development practices
- ▶ will increase sharing of environmental responsibility between the business, resident and government communities through activities that communicate the link between the Lougheed Town Centre community and natural ecosystems.

4.4 A MIXED USE TOWN CENTRE CORE

The Advisory Committee **recommends** that new development in the Town Centre Core should focus on higher order mixed-uses that:

- ▶ reinforce this area as a municipally and regionally significant centre with an advantageous transit focus
- ▶ in combination, add to the desired blend of town centre uses over and above the predominate retail focus of the existing mall
- ▶ can establish a pedestrian orientation at ground level, while at the same time enabling a diverse range, scale and density of developments to be developed above
- ▶ will enable new, more contemporary uses to be introduced and integrated with existing built forms not intended to be redeveloped in the short term (for example, the existing Lougheed Mall facility)
- ▶ introduces a substantial “in-town” residential population primarily in a non-ground oriented form, including some opportunities for affordable housing and a mix of unit types.

4.5 COMMUNITY WELL-BEING

The Advisory Committee **recommends** that community well being in the area should be enhanced by:

- ▶ encouraging the involvement of the general community in the planning and enhancement of the natural and built environments, facilities and services and community facilities
- ▶ ensuring access to facilities and services by residents of all ages and backgrounds that reflect their respective needs
- ▶ creation of a place(s) for community to promote community identity, involvement and interaction
- ▶ creating a safe community.

5.0 PROPOSALS

Map 1 summarizes the overall **recommended** land use concept for the Lougheed Town Centre Area. Appendix 1 *attached* provides summary figures for land use allocations and estimated projections for future changes in the Town Centre. A description of the key elements of the proposed Plan is as follows:

5.1 CORE AREA

The Core Area is defined as the 72 acre area bordered by the Lougheed Highway, North Road, Cameron Street and Bartlett Court. The area includes the Lougheed Mall, properties located in the Government Place 'triangle', and existing properties near North Road and Cameron Street. This is the area of the Town Centre that has the most opportunity for change.

Proposals for the Core Area would see the longer term transformation of this area from the existing suburban, auto oriented, commercial development pattern to a more urban, pedestrian oriented downtown area for the Lougheed and surrounding communities. Its future development should focus on a well designed and inviting public realm.

The character and transformation of the Core Area as the central place for the Town Centre will be shaped by the use of mixed use development, the integration of Light Rail Transit, the urban streetscape and the phasing of redevelopment over a ten to twenty year time frame. This transformation would ultimately see the addition of about 2,400 residential units in the Core Area.

To ensure the desired integration and timely provision of Light Rail Transit with Core Area residential development, it is **recommended** that Council, in reviewing major rezonings in the Core Area, give consideration to the time line for the pending completion of LRT to the Town Centre prior to granting approvals.



Land Use Concept

Residential

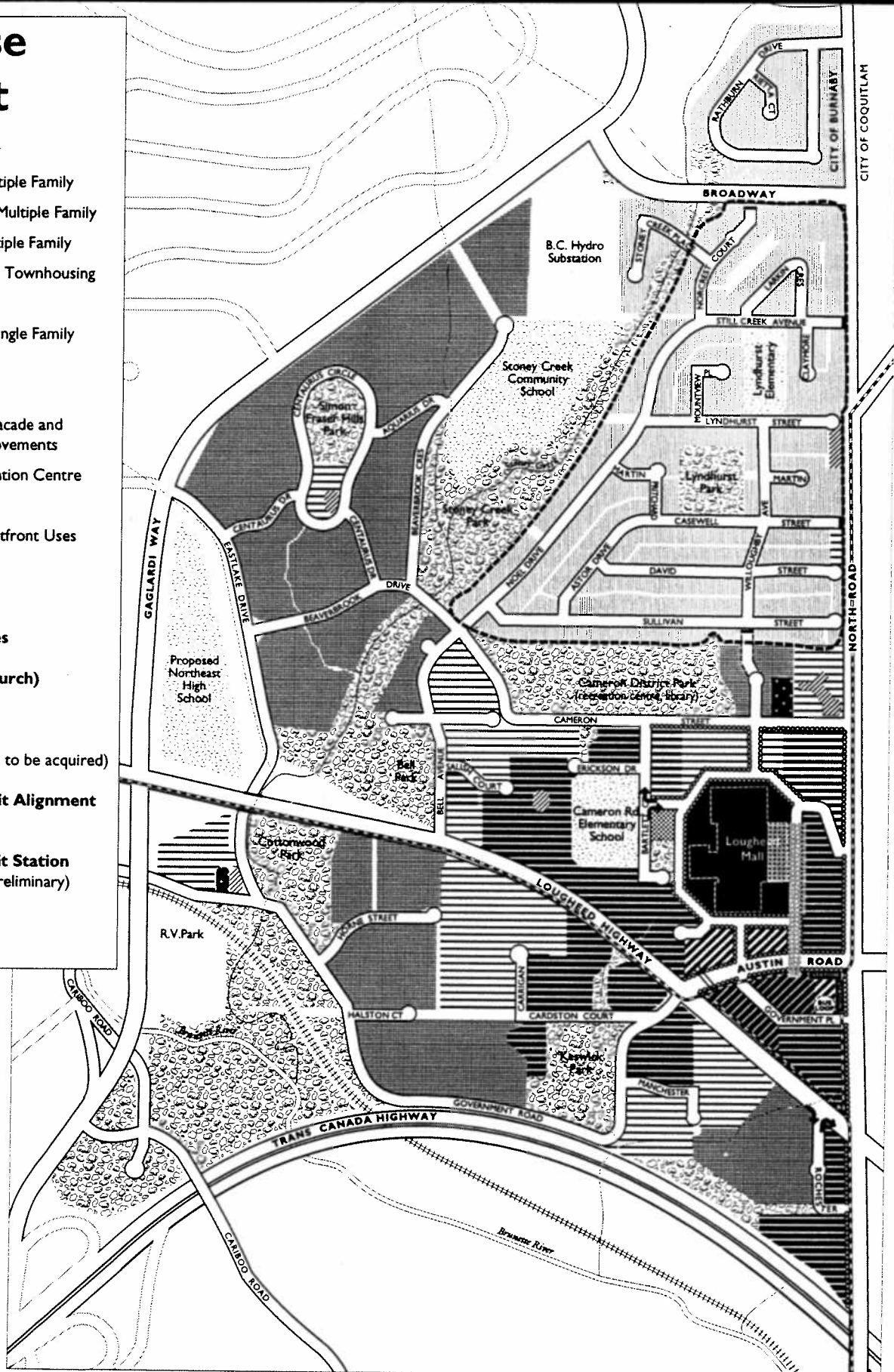
- High Density Multiple Family
- Medium Density Multiple Family
- Low Density Multiple Family
- Ground Oriented Townhousing
- Single Family
- Sullivan Heights Single Family Review Area

Commercial

- Lougheed Mall: Facade and Streetscape Improvements
- Hotel and Convention Centre
- Major Office
- Commercial Streetfront Uses
- Local Commercial

Public/Civic Uses

- Institutional (church)
- School
- Park (existing and to be acquired)
- Light Rail Transit Alignment (preliminary)
- Light Rail Transit Station and Bus Loop (preliminary)
- Land Bridge



Recommendations for the redevelopment of the Core Area are depicted on **Map 1**, and are characterized by the following illustrations and defining features:

Mixed-Uses

As previously discussed, the development of mixed land uses is a key component of the Core Area. As such, the plan provides for major commercial/residential mixed-use development opportunities. These relate to the planned introduction of a public internal street system that includes shopping streets, major gateway entrances, public open spaces and plaza areas and connections to underground parking facilities.

Some specific opportunities for mixed use commercial and residential re-development in the Core Area include:

- ▶ high density office development on the Austin frontage and near the Austin and North Road intersection incorporating streetfront retail
- ▶ multiple family housing consisting of townhousing, 3 - 4 storey live above, mid rise and high rise residential buildings with street front retail in designated areas
- ▶ integration of street front commercial uses as an addition to the exterior of the existing Lougheed Mall building
- ▶ a hotel/convention use adjacent to the LRT station with street front retail.

Shopping Streets

Development of pedestrian oriented shopping streets to meet community needs for shopping, services, entertainment, socializing and community events.

The shopping streets should incorporate a public park and supporting civic facility, a range of pedestrian amenities such as wider sidewalks, tree lined streets, weather protected areas, safe street crossings, and mixed use development consisting of ground floor retail shops, with office, retail or residential uses on the second level with residential units above. These streets will also serve as the definable edge for new street front uses to be introduced as an addition to the existing mall structure.

Integration of Light Rail Transit

The specific alignment and station location for the proposed Light Rail Transit (LRT) cannot be determined at this time given the need for system wide engineering and design studies to be undertaken. For the purpose of consolidating the plans for the Core Area, a preliminary alignment and station location scenario has been identified. **These elements do not form part of the recommended plan at this time.** The actual location for these elements will be the subject of future consideration by City Council.

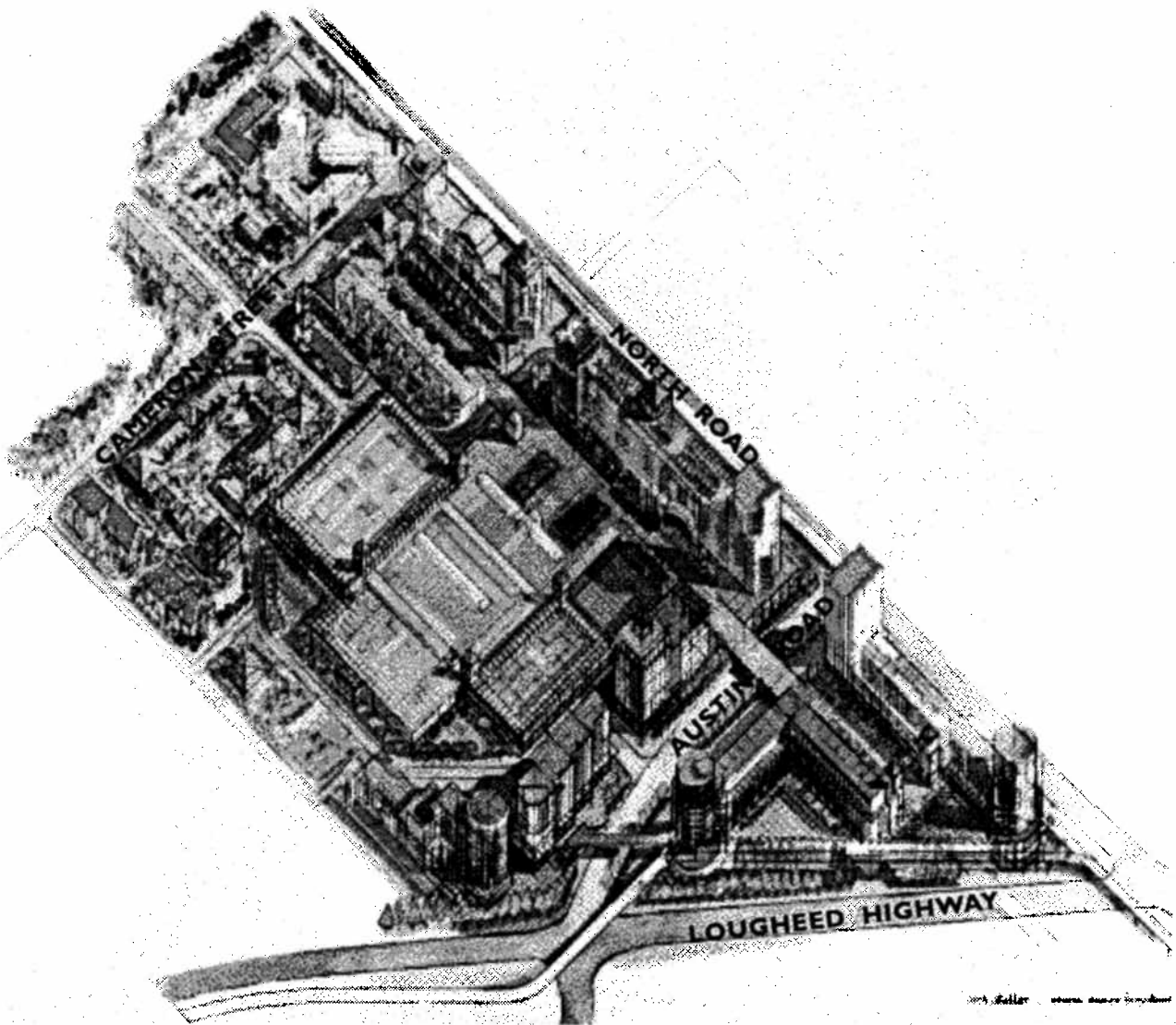
Preliminary proposals for Light Rail Transit include:

- ▶ alignments for elevated light rail lines along Lougheed Highway, Austin Road and North Road in the Core Area that provides for full movements between the Broadway/Lougheed and New Westminster/Coquitlam lines
- ▶ integration of the LRT station, associated bus interchange, southern terminus of a major Town Centre land bridge over Austin Road, hotel and office development and public plaza to create a key central place for the Town Centre.

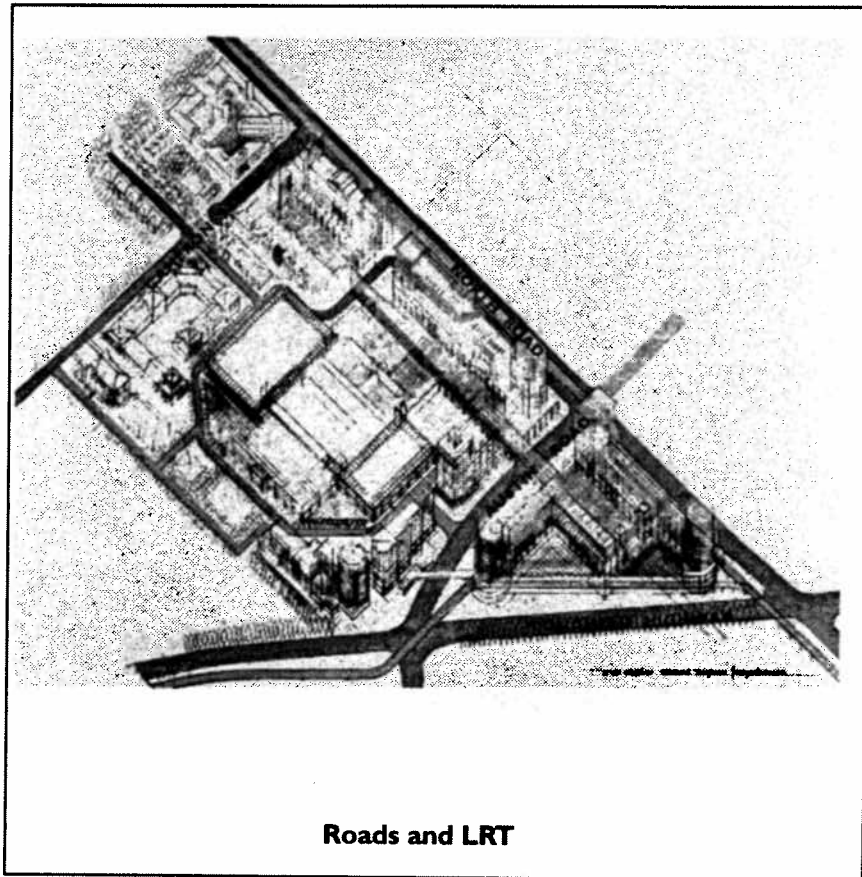
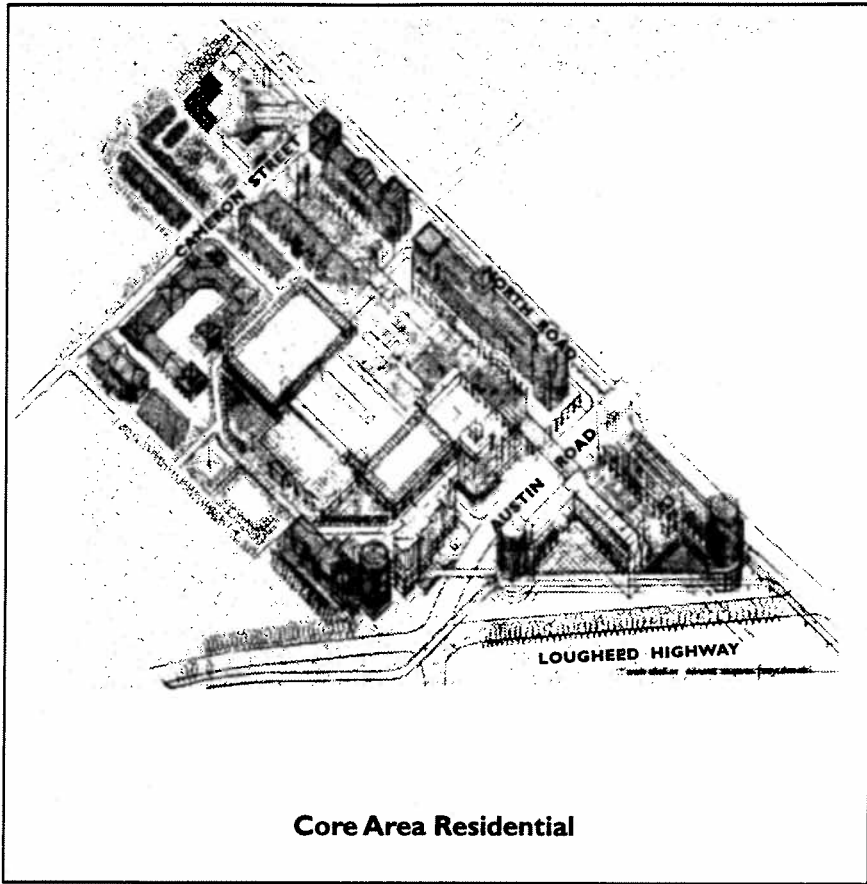
Urban Streetscape

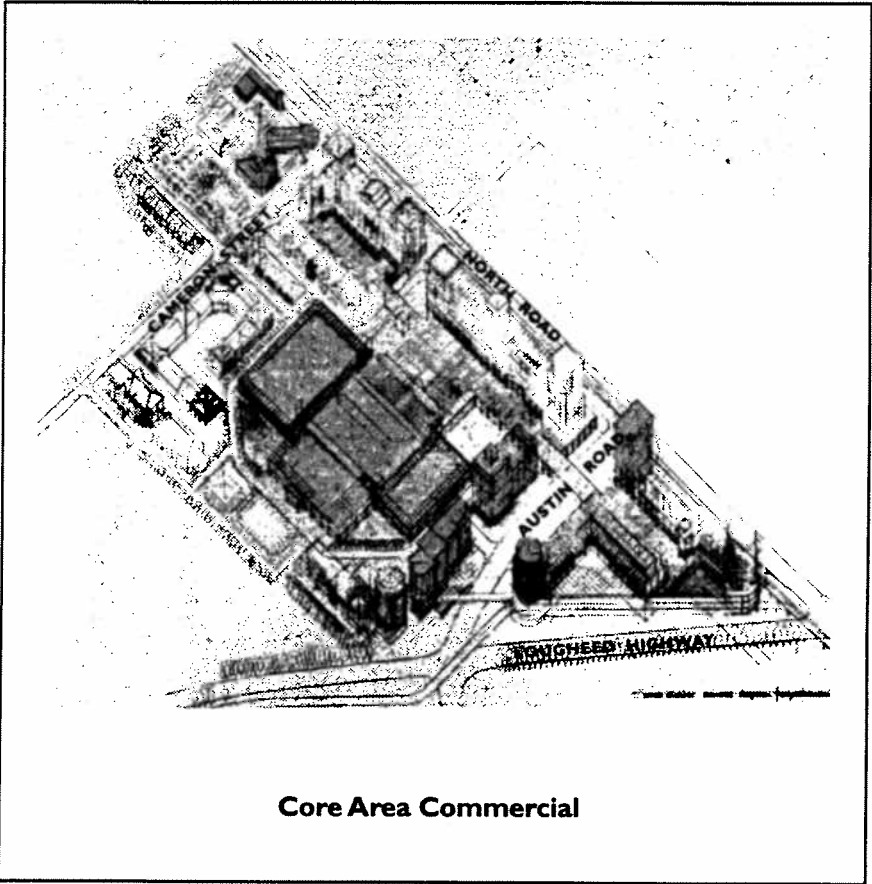
It is the view of the Advisory Committee that the treatment of the streetscape is critical to the desired transformation of the Town Centre Core Area. As such, the Committee is proposing that detailed urban design guidelines for the treatment of the Core Area streetscape be incorporated as part of the area's redevelopment. The intent should be to create a Core Area that is pedestrian oriented, inviting, safe and attractive. Some preliminary elements identified by the Committee include:

- ▶ unifying civic elements including gateway features, plazas, street trees, lighting, street furniture, sidewalk and building facade treatments and weather protection
- ▶ incorporation of pedestrian and cycle movements within an overall system for the Core Area
- ▶ treatment of the proposed major land bridge and secondary pedestrian overpass across Austin Road with particular attention to their integration with adjacent development and the LRT station area
- ▶ facade and streetscape improvements and the addition of external retail and other uses to the existing Lougheed Mall
- ▶ underground parking strategy to replace existing surface parking areas that are redeveloped
- ▶ defining building setbacks, and widths of internal pedestrian ways and roads to define the streetscape.

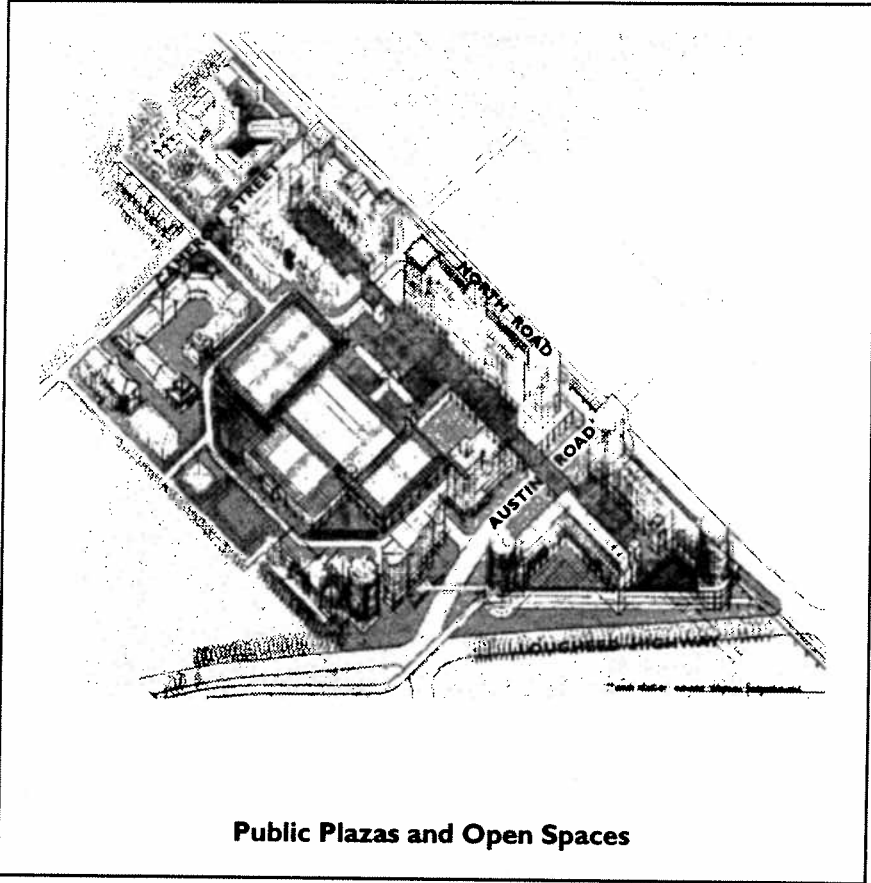


Core Area
Diagrammatic Concept

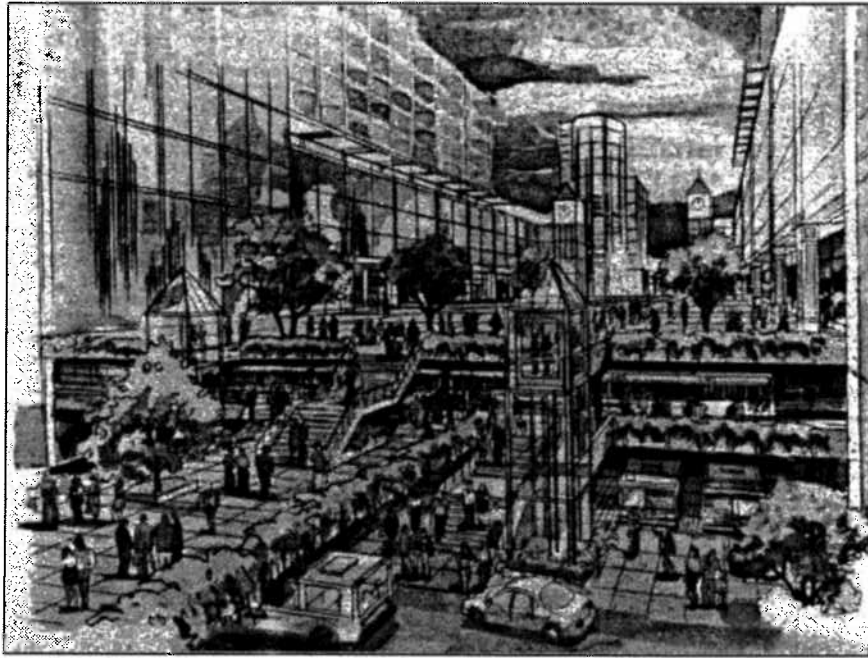




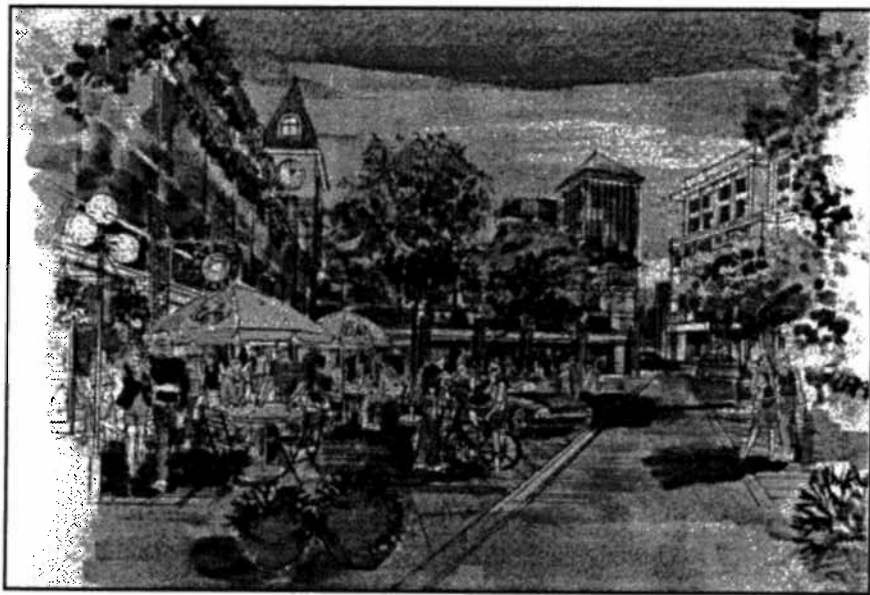
Core Area Commercial



Public Plazas and Open Spaces



Integrated LRT and Land Bridge over Austin Road



Core Area Shopping Street / Plaza

Phased Redevelopment

The overall program for the phased re-development of the Core Area will need to ensure that over the longer term redevelopment occurs in an appropriate sequence with consideration given to:

- ▶ ensuring the continuity and provision of community services, infrastructure, and amenities
- ▶ ensuring that incremental re-development in the Core Area contributes to the longer term completion of the concept plan, while at the same time providing a continued positive environment for remaining businesses not yet ready for change
- ▶ coordinating development in conjunction with transportation improvements, including the accommodation of LRT
- ▶ the establishment of an appropriate framework for the eventual redevelopment of the Loughheed Mall building site
- ▶ ensuring the overall provision of adequate underground parking spaces and by appropriately incorporating any remaining surface parking areas with new development.

5.2 RESIDENTIAL LAND USE








Presently, there are approximately 6,200 residential units within the Loughheed Town Centre area, accommodating some 11,200 persons. In considering future opportunities for residential growth, the Advisory Committee concluded that the revised plan should provide for the introduction of residential units within the Core Area, where presently there are none.

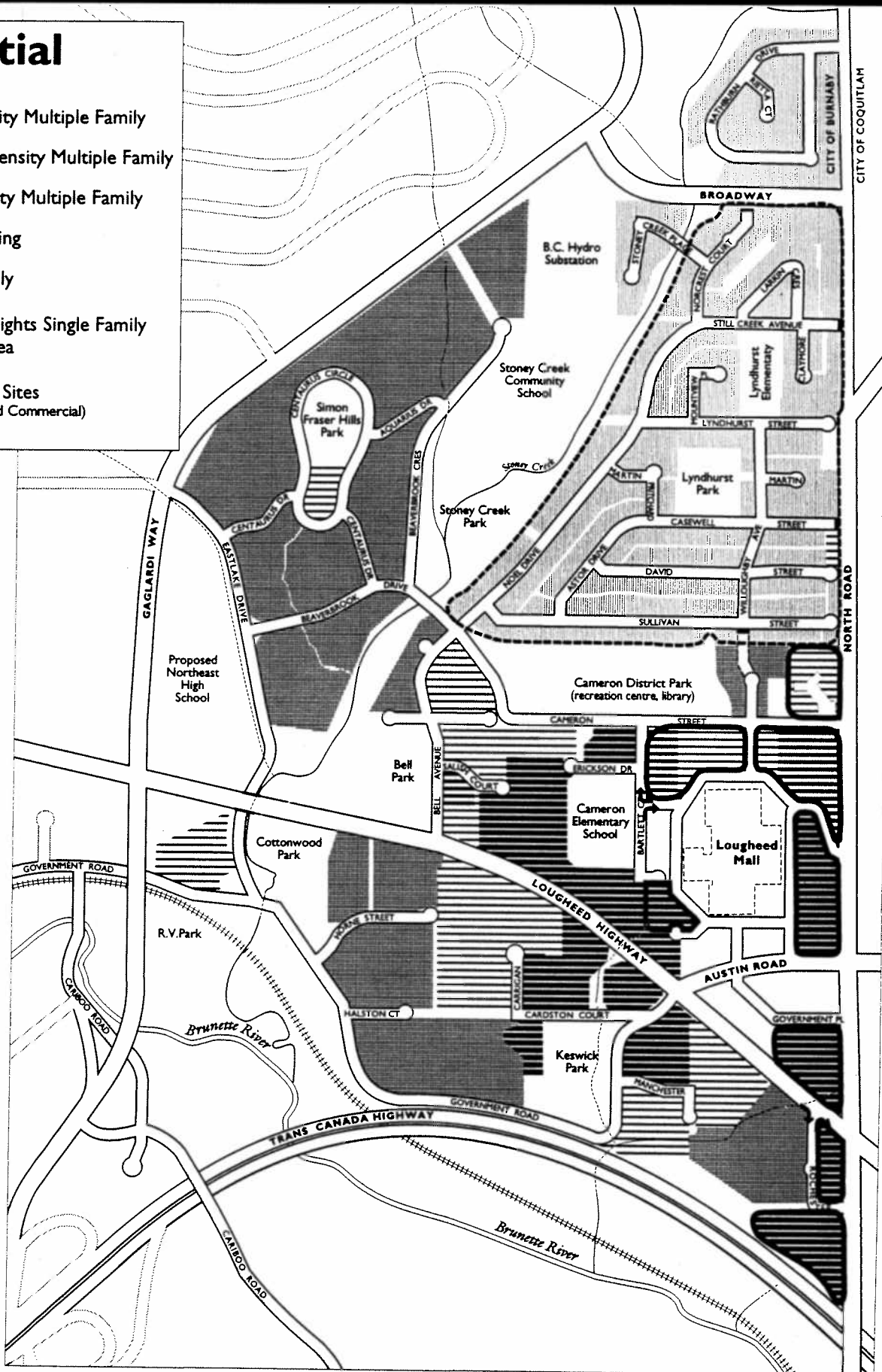
The residential component of the Plan adds some 3,700 potential new units to the Town Centre area, with about two-thirds of these being located within the Core Area. The increase in the population of the Town Centre, allowing full development in the longer term, would be in the order of 6,600 persons. The accommodation of additional housing opportunities will help reinforce the growth of additional needed service amenities in the area and provide ridership support for the introduction of Light Rail Transit and a refocusing of transit services to this Town Centre.

Up to 2,400 units of new housing is proposed for the Core Area, with about three-quarters of these within a mid to high-rise form. Typically, many of these would be in a smaller unit form that will aid overall housing affordability and help respond to a need for a diversity of accommodation types. Supplementing these opportunities is the proposed redevelopment in the longer term of the existing commercial development on North Road, south of the Loughheed Highway, to higher density residential with a base level of street front commercial, recognizing the proximity to the North Road LRT line.



Residential

-  High Density Multiple Family
-  Medium Density Multiple Family
-  Low Density Multiple Family
-  Townhousing
-  Single Family
-  Sullivan Heights Single Family Review Area
-  Mixed Use Sites (Residential and Commercial)



The **recommended** residential component of the overall land use framework for the Town Centre area is as shown on **Map 2**, and is to be guided by the following:

- ▶ the retention and enhancement of the general character of the well established single-family and multi-family residential neighbourhoods.

As part of its review process, the Advisory Committee has considered a range of issues related to the future role and nature of housing in the Sullivan Heights area. The Advisory Committee is proposing that the Sullivan Heights area be the subject of an R10 (single family) area rezoning. From the Advisory Committee's perspective, an R10 area rezoning for Sullivan Heights would ensure that redevelopment of new single family houses would be more consistent with the existing low-scale character of the area.

The area rezoning process would enable area residents and owners to further evaluate the merits of an R10 Zoning District through a City sponsored process. A detail comparative description of the existing R2 and proposed R10 zoning categories would be prepared to enable area residents and owners to evaluate the proposed change.

- ▶ the introduction of "in-town" residential opportunities with a diversity of unit sizes and tenure and affordability choices within the Core Area to take advantage of transit and Town Centre amenities in close proximity.
- ▶ the introduction of ground-oriented forms of family housing wherever feasible and appropriate to help respond to an overall regional deficiency of this housing form within the inner portions of the region.







Provision for additional ground-oriented townhousing has been made in the area immediately east of the Cameron District Park, as well as in the area west of Noel Drive between Beaverbrook Drive and Cameron Street. Additional medium-density housing is proposed for the area bounded by Noel Drive, Cameron Street and Beaverbrook Drive, as well as in conjunction with church institutional and local commercial services on the north side of Government Road between Gaglardi Way and the BNR spur line.

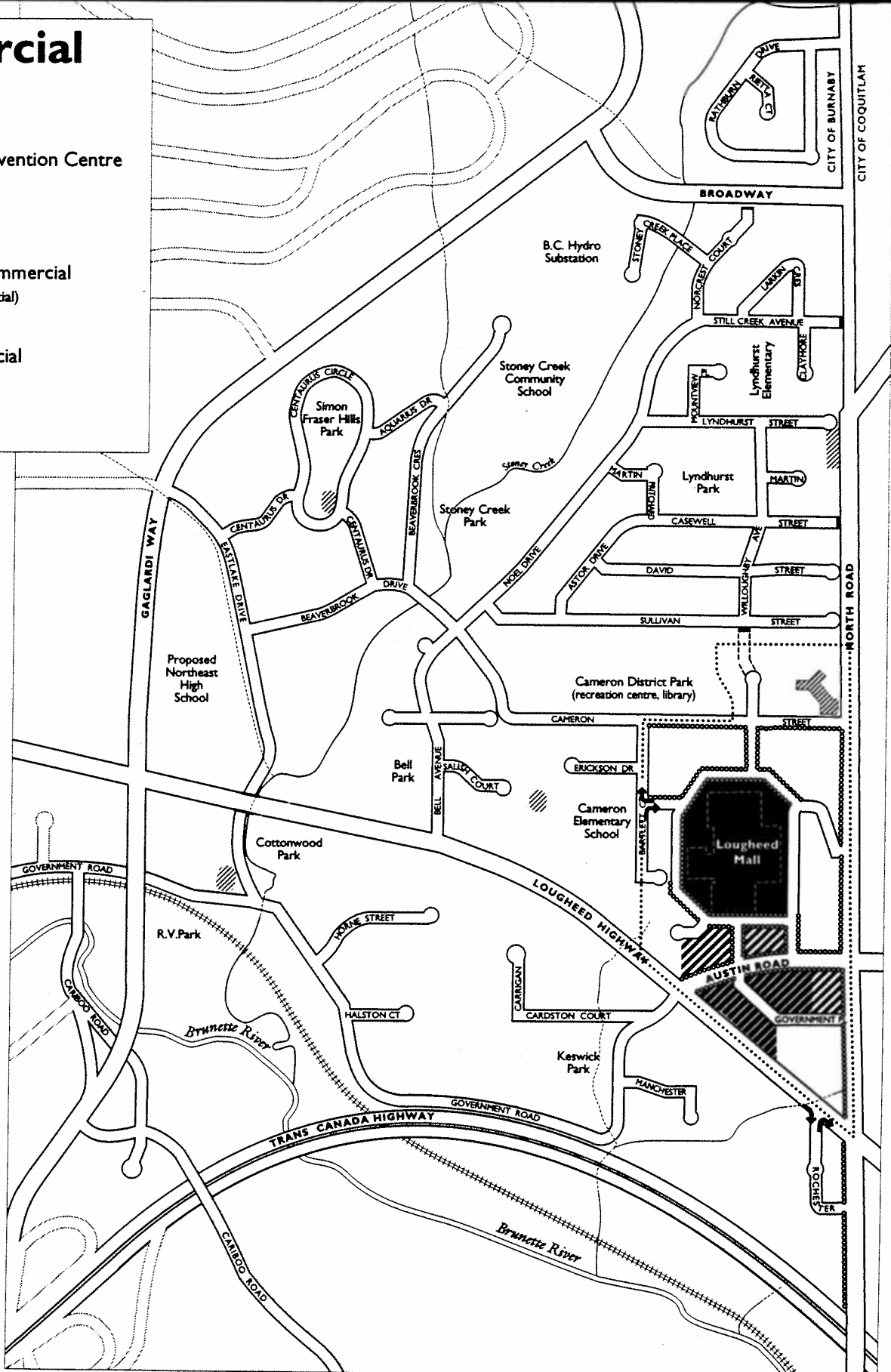
5.3 COMMERCIAL LAND USE

Currently, total commercial floor area in the Town Centre area is about 1,000,000 sq.ft.. Of this, about 500,000 sq.ft., or 50% relates to the Loughheed Mall. The plan proposed by the Committee foresees the eventual development of an additional 2 million sq.ft. of commercial space. Of this, 1.8 million is in the Core Area and will be in the form of major office, hotel/convention and street front commercial space. These proposals will take advantage of the benefits that will arise from the introduction of two LRT lines that will converge in the Town Centre and are intended to meet local, City and sub-regional needs.



Commercial

-  Lougheed Mall
Retail / Office
-  Hotel and Convention Centre
-  Major Office
(Mixed Use Retail)
-  Streetfront Commercial
(Mixed Use Residential)
-  Local Commercial
-  Core Area



The Committee's land use proposals for commercial are as **recommended in Maps 1 and 3** and include:

- ▶ the transformation of the commercial component of the Town Centre from an auto-oriented suburban shopping centre to a more transit and pedestrian-oriented place with a system of shopping streets, more diverse employment and service opportunities relating to a broader range of commercial uses including major offices and a hotel/convention facility.
- ▶ development of mixed use pedestrian-oriented shopping streets including the introduction additional uses external to the existing mall structure to meet community needs for shopping, socializing, outdoor events, and other health, community and commercial services
- ▶ provision for mixed use development consisting of ground floor retail shops, with office retail or residential uses on the second level with residential above
- ▶ inclusion of commercial uses along the pedestrian plazas and major land bridge related to the LRT station area
- ▶ smaller scale local commercial development, including a request that the City review the potential for local service commercial opportunities in conjunction with other LRT stations (outside of the Core Area) proposed for the Town Centre area.

5.4 PARKS AND OPEN SPACES




The Lougheed Town Centre parks and open space network comprises a system of waterways, neighbourhood and district parks, urban plazas and school sites interconnected by a system of trails and walkways for a total of 160 acres. A description of this system follows:

Stoney Creek

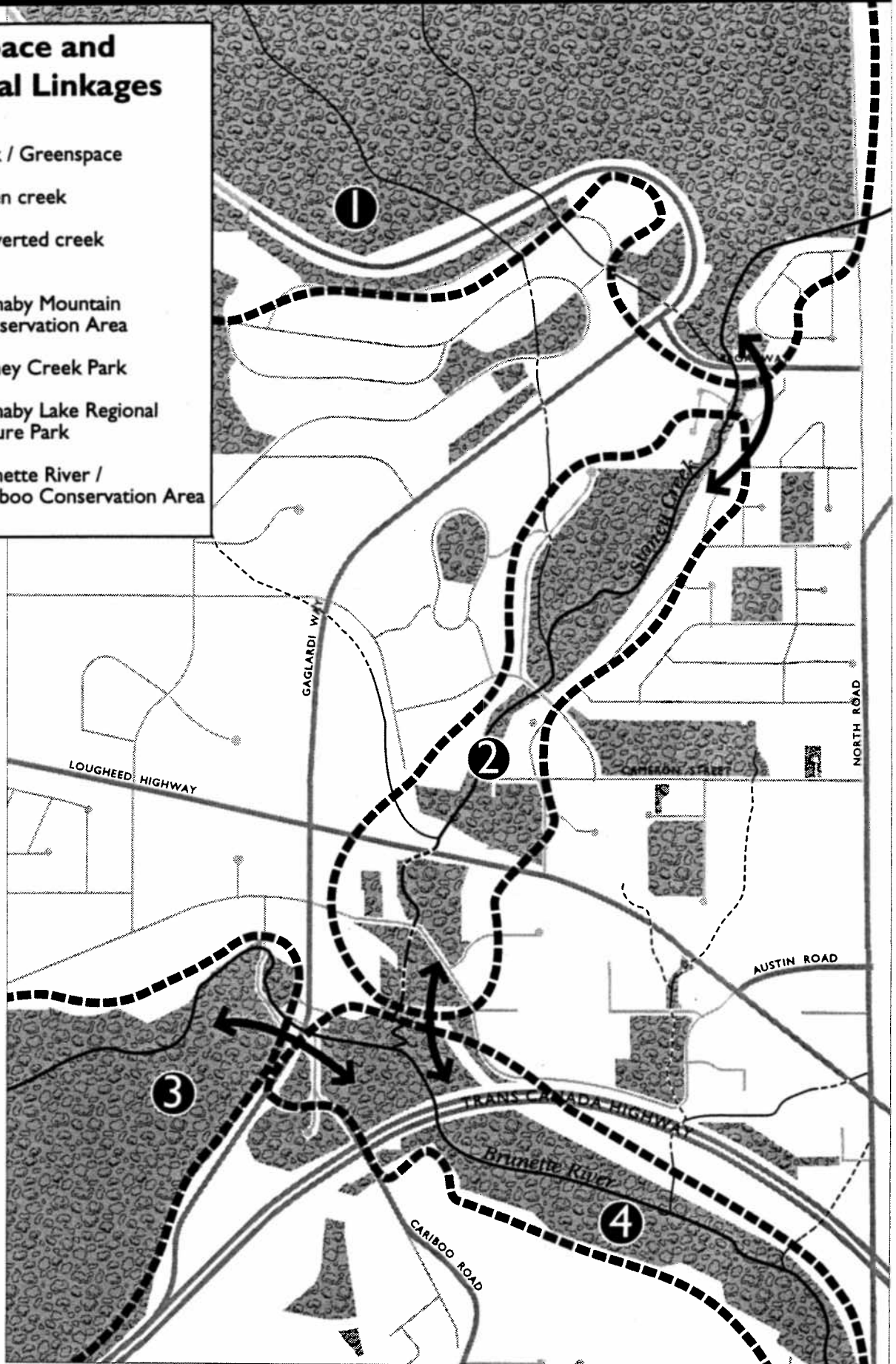
Stoney Creek is the backbone of the Lougheed Town Centre parks and open space system. It is a major open space and ecological link between Burnaby Mountain, Burnaby Lake Regional Nature Park and the Brunette River as shown on **Map 4**. The Advisory Committee supports the continued implementation and advancement of this interconnected open space system.









Open Space and Ecological Linkages

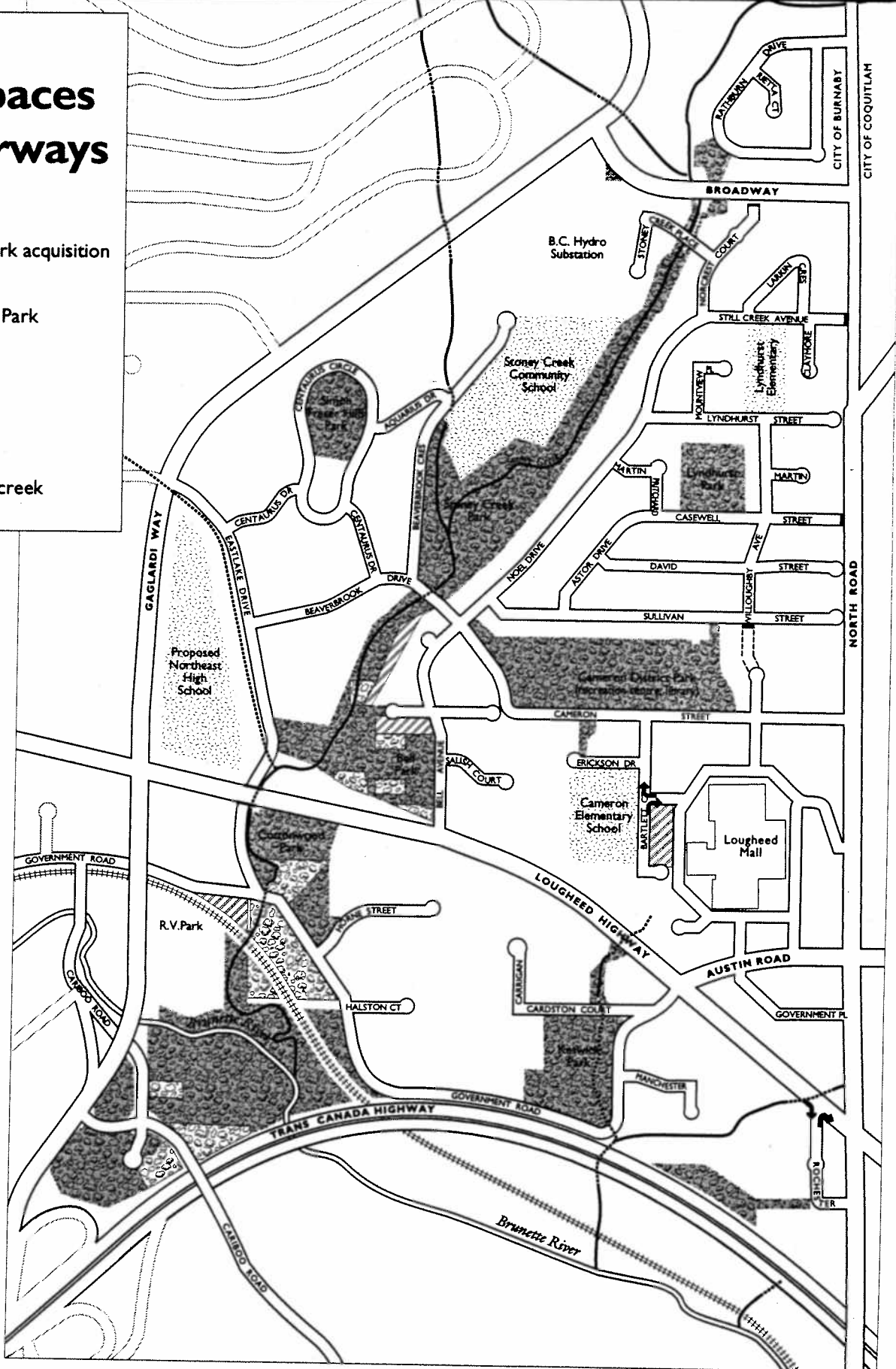
-  Park / Greenspace
-  Open creek
-  Culverted creek

- 1** Burnaby Mountain Conservation Area
- 2** Stoney Creek Park
- 3** Burnaby Lake Regional Nature Park
- 4** Brunette River / Cariboo Conservation Area



Parks, Open Spaces & Waterways

-  Park
-  Existing Park acquisition program
-  Additional Park proposals
-  School
-  Waterway
-  Culverted creek



District and Neighbourhood Parks

Cameron Recreation Centre and Library in Cameron District Park will continue to be a primary resource for the area, while the series of neighbourhood parks will provide locations for neighbourhood use.

Bell Park will be the focus for field sports with the continuation of the present Parks Acquisition Program. Six additional properties between Cameron Street and Bell Park are also proposed for inclusion into the Park Acquisition Program.

Provision has been made in the plan for the dedication of a park and civic use area within the Core Area. This site is approximately in 1.5 acres area and is intended to be a public open space focus and civic facility location in addition to the plaza spaces and other amenity areas that would result from development activity in the Core Area. The potential for using the building roof decks of the Lougheed Mall for planting and landscaping as an addition to the open space system should be evaluated as to its feasibility.

In summary, **recommended** proposals for the expansion of the park and open space system by 17.5 acres (13 acres are in the existing acquisition program and 4.5 acres are new proposals) as shown on **Map 5** for the area include:

- ▶ inclusion of six additional properties on Cameron Street between Bell Avenue and Keswick Avenue into the Bell Park Acquisition Program
- ▶ proposed acquisition of the property at 8796 Government Road adjacent to Stoney Creek for park purposes
- ▶ an increased natural area setback with redevelopment of properties designated for townhousing along the lower portions of Noel Drive adjacent to Stoney Creek
- ▶ dedication of an area of approximately 1.5 acres within the Core Area for park and civic uses
- ▶ inclusion of the 12.5 acre high school site into the open space network
- ▶ the designation of a system of major and minor plaza spaces and other amenity areas which would be defined in detail as a result of the urban design guidelines recommended for preparation prior to redevelopment of the Core Area
- ▶ evaluation of the feasibility of using the Lougheed Mall building roof decks for planting and landscaping and as an addition to the public open space system through connections to future buildings and public amenity areas.

5.5 URBAN TRAILS AND PEDESTRIAN WALKWAYS

Urban Trail Network

A city-wide initiative involves the development of a system of urban trails interconnecting major focal points. Proposals for this sector of the City involve connections between Lougheed Town Centre and Burrard Inlet to the north and the Fraser River to the south. **Map 6** shows the network of urban trails and pedestrian walkways **recommended** for the Lougheed Town Centre area.

Recommendations for urban trails to accommodate pedestrians and cyclists are extensive and provide connections to and from the Core Area to adjacent areas within the Town Centre and with connecting points to other areas of Burnaby and the City of Coquitlam. The Plan also provides for a new urban trail overpass crossing Lougheed Highway at Bell Park using the existing Kerwick Avenue right-of-way as a landing and pedestrian access area on both sides of the highway.

Cycle Roads

In addition to the proposed urban trail network, proposals for designated cycle roads, the provision of additional space on roads to primarily accommodate commuter cyclists, include Gaglardi Way, Cariboo Road, Broadway, North Road, Austin and Lougheed Highway.

Pedestrian Walkways

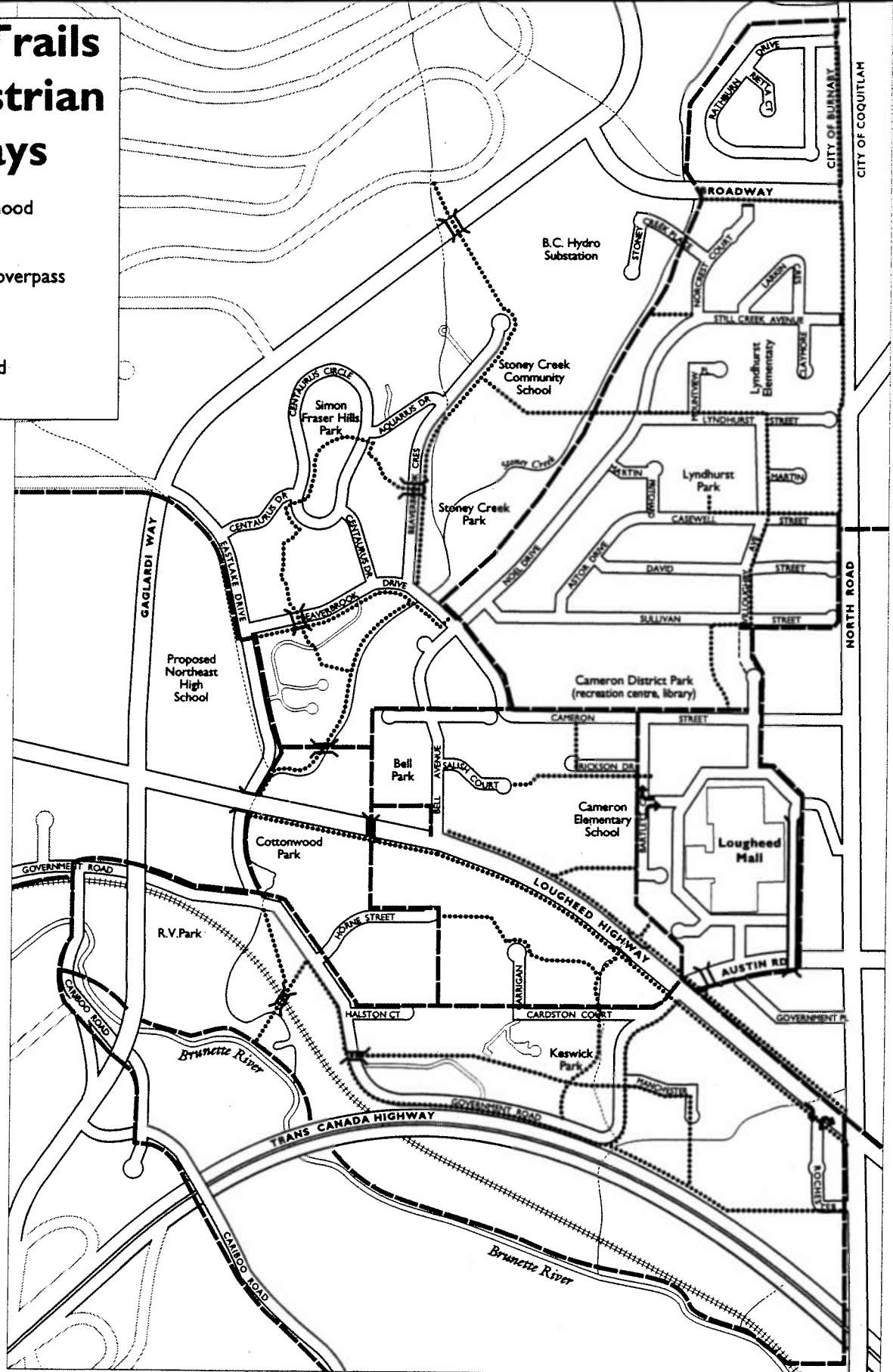
The existing development of the Lougheed Town Centre has provided for local pedestrian routes on sidewalks adjacent to streets and additional walkways through major developments. Proposals to improve this network of local sidewalks and walkways include:

- ▶ provision of sidewalks, where required, along Lougheed Highway, Government Road, North Road, and on other important links to neighbouring areas
- ▶ improved access and lighting for the Lougheed Pedestrian Underpass
- ▶ improved walkway along Stoney Creek between Beaverbrook Drive and Eastlake
- ▶ improved walkway across Stoney Creek from Lyndhurst Street to Beaverbrook Crescent through the Stoney Creek Community School grounds
- ▶ an improved walkway connection from the Government Road residential area into the Burnaby Lake and Brunette River trails across the BNR main line.
- ▶ potential longer term use of the BNR rail right-of-way to provide a pedestrian connection between Government Road and the high school site north of the Lougheed Highway.



Urban Trails & Pedestrian Walkways

- Neighbourhood Walkways
-)) Pedestrian overpass
- Urban Trail
- Private Road



5.6 TRANSPORTATION FRAMEWORK

Recommendations for the transportation network as shown on **Map 7** are closely related to the overall land use objectives for the Lougheed Town Centre. By locating various uses within a defined area, it is possible to reduce the length and number of vehicle trips while encouraging walking, cycling and transit use.

Transportation proposals developed by the Advisory Committee are interrelated and intended to:

- ▶ facilitate the greater use of arterial routes to accommodate traffic moving through, but not destined for the Town Centre
- ▶ provide an internal street network to serve the local community
- ▶ provide for local transit services within the Town Centre with efficient linkages to the LRT interchange and other centres
- ▶ reduce the number and length of trips by in-town residents by creating a mixed use urban Core Area
- ▶ encourage walking and cycling within the Town Centre by creating safe and convenient pedestrian routes and cycle ways
- ▶ coordinate transportation improvements with new development.

Road Network

To reduce traffic congestion on local streets while increasing the capacity of major roads to accommodate through traffic, the Advisory Committee proposals for the development of a detailed program of phased local and major road improvements that include:








Local Road Network

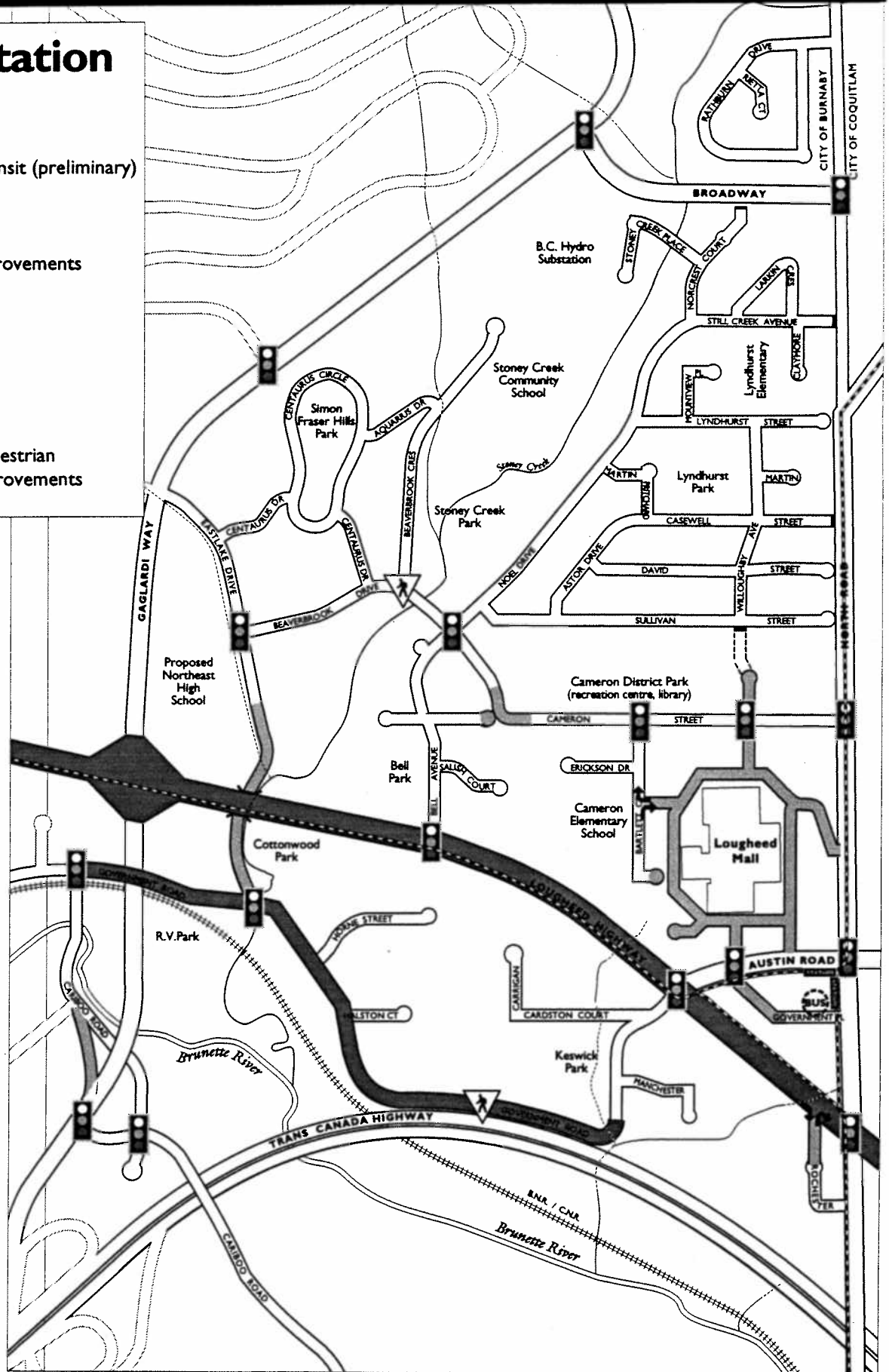
- ▶ developing a new internal public road network in the Core Area with connections to existing adjacent streets as redevelopment in the Core proceeds
- ▶ limiting the movement of vehicle traffic accessing the Core Area along Bartlett Court near Cameron School through the installation of a median barrier that would only allow right-turns-in and right-turns-out to and from the road connecting the Core Area and Bartlett Court south of Erickson Drive
- ▶ realigning the intersection of Beaverbrook and Cameron to remove the three way stop by closing Cameron west of Beaverbrook

Lougheed Town Centre Area

Map 7

Transportation Network

-  Light Rail Transit (preliminary)
-  New Road
-  Capacity Improvements
-  Signal
-  LRT Station
-  Bus Centre
-  At Grade Pedestrian Crossing Improvements



- ▶ keeping Cameron Street open to through traffic to North Road into the foreseeable future. Once substantial redevelopment has occurred in the Core Area in the longer term, it is proposed that the issue of commuter traffic on Cameron be re-examined with consideration given to the closure of Cameron as one available traffic management option
- ▶ preserving the option for a longer term future road connection to Sullivan Street for transit and improved local access, if and when Cameron Street is ultimately closed, through the establishment a road right-of-way for the extension of Willoughby Avenue south to Cameron. The right-of-way would be provided in conjunction with new townhouse development in the designated area east of the Cameron Recreation/Library Complex . Once provided, the right-of-way would not be constructed and connected to Sullivan Street in the foreseeable future.
- ▶ the existing road barriers along North Road in the Sullivan Heights area are to remain in place to prevent any potential for 'short-cutting' by commuter traffic
- ▶ extending Government Place to Austin to improve access between these two parts of the Core Area
- ▶ in conjunction with longer term redevelopment, extending Rochester north to intersect with the Loughheed Highway for right turns in and out only
- ▶ subject to a resident review process and funding through the Local Improvement Program, exploring the installation of traffic calming measures in the Simon Fraser Hills neighbourhood.

Major Road Network

- ▶ increasing the rush hour capacity of Government Road from Cariboo to Cardston Court through selective widenings, intersection improvements and other traffic management measures
- ▶ investigating the construction of a new southbound access ramp from Cariboo Road onto Gaglardi Way to improve access to the Trans Canada Highway for the Loughheed area
- ▶ widening Loughheed Highway to 6 lanes to provide for high occupancy vehicle lanes in the context of LRT, and constructing an interchange at Loughheed Highway and Gaglardi Way to increase road capacity for through traffic
- ▶ extending Eastlake Drive under the Loughheed Highway to Government Road to provide north - south access within the Town Centre, including access to the high school site

- ▶ working with the City of Coquitlam to improve conditions for pedestrian and vehicle traffic along and across North Road by limiting the number of access points, through the coordination of traffic signals, and provision of safe pedestrian crossings as part of a traffic management plan for North Road.

New Traffic Signals

- ▶ installing a signal at Cameron Street and the Lougheed Mall north access point to enable vehicles to safely exit the mall, and to allow cyclist and pedestrians to cross Cameron at this location
- ▶ installing a signal at Gaglardi Way and Broadway (west side) to encourage through traffic to use the Broadway connector to access North Road
- ▶ with the extension of Eastlake to Government, installing traffic signals at the intersections of Eastlake with Government and Beaverbrook
- ▶ upgrading the pedestrian signal at Bell Avenue and Lougheed Highway to allow all full left and right turn vehicle movements
- ▶ installing a traffic signal at Government Place and Austin, to improve access within and to the Core Area
- ▶ improving the pedestrian crossing of Beaverbrook Drive at Beaverbrook Crescent, and of Government Road near the bus stops by the Glen Robin residential development.

Transit Network

The Advisory Committee proposals to improve transit services in the Lougheed Town Centre, include:

- ▶ preliminary proposals for the provision of Light Rail Transit (LRT) alignments through the Town Centre and with a LRT station and bus loop integrated with development in the Core Area (**not being recommended at this time**)
- ▶ pursuit of a shuttle bus service within the Town Centre to link residential areas to the Core Area, LRT stations and other local destinations
- ▶ review of bus service and stops to and within the Town Centre, including the provision of bus stops on the north and south side of Lougheed Highway at Bell Avenue.

- ▶ to address existing concerns with local bus service in the Town Centre, in addition to the proposal for a review of local bus service and stops, it is **recommended** that B.C. Transit also be requested to pursue immediate improvements to transit services in the Lougheed area following a community meeting with citizens in the area.

Program of Phased Improvements

The extensive range of road, pedestrian, cycling and transit improvements recommended by the Advisory Committee represent an 'ultimate' network of transportation facilities to serve the Lougheed Town Centre into the foreseeable future. In order to address immediate concerns in the Town Centre, and ensure the timely provision of needed improvements into the future, the Advisory Committee is **recommending** that, based on the transportation proposal identified, a detailed program for phased transportation improvements be developed to:

- ▶ address local access and congestion issues
- ▶ direct through traffic onto arterial routes
- ▶ improve pedestrian & cycling routes
- ▶ improve transit services
- ▶ coordinate transportation improvements with new development.

Transportation improvements will take place over an extended period of time in a coordinated fashion with new development.

6.0 COMMUNITY WELL BEING

The Advisory Committee's recommendations for the Lougheed Town Centre seek to promote the physical and social well being of individuals and the community. Essential to the enhancement of community well being is the active involvement of the community in all aspects of community life.

As such, the Advisory Committee's recommendations for Lougheed Town Centre are based upon the enrichment of community life through the enhancement of the physical and social environment of the community. To ensure that community services and facilities keep pace with land use and proposed development for the Town Centre, the Advisory Committee has developed the following specific recommendations for facilities and services, community information, youth and public safety.

Recommendations for a more livable community should be pursued based on principles and actions that:

- ▶ contribute to strengthened and **unified communities** and families
- ▶ ensure **universal access** to services and facilities for all members of the community regardless of age, gender, income, ethnic background, religion, marital status, or disability
- ▶ seek to **coordinate** the efforts of applicable government and community agencies in the **planning** and provision of community services and facilities
- ▶ encourage active and responsible **community involvement** in the decision making processes through ongoing community involvement, consultation and collaboration.

The following proposals are **recommended** by the Advisory Committee:

6.1 COMMUNITY FACILITIES AND SERVICES

Proposals related to community information include:

- ▶ production of a Lougheed area 'citizens guide and community calendar' to enhance the accessibility and use of facilities, services and program by all members of the community
- ▶ adoption of a standardized approach to the distribution of information on community events and programs, including such means as public display boards, and local newspapers.

Proposals related to recreational facilities include:

- ▶ development of community sports fields at Bell Park and within the proposed high school site to accommodate daytime and evening use for baseball, soccer and other field sports and activities intended for a wide range of age groups
- ▶ provision for a major civic recreation facility, such as a pool, arts theatre or skating rink, in conjunction with the re-development of the Core Area or the new high school
- ▶ establishment of a multiple purpose civic facility with adjacent park space to provide a venue for a range of public community services and functions in the Core Area
- ▶ expansion of the Cameron Library to accommodate additional seating and reading areas accompanied by an extension of the hours of operation for the Library
- ▶ provision of minor improvements which would greatly increase the use of area parks such as public washrooms, picnic facilities, and equipment storage for groups and programs in public facilities

- ▶ encouraging a 'community school' approach for local schools while also pursuing other means to increase the capacity of existing school buildings and grounds to accommodate further community use.

Proposals for community events, facilities and programs include:

- ▶ development of an appropriate range of residential options, including care facilities and support services for area seniors to help promote family unity.
- ▶ support for the establishment of community events and activities that promote community interaction and identity such as provision of additional community gardens, hosting of community festivals, development of picnic facilities, and provision of community based programs like parent and tot drop-in and backyard swim programs.
- ▶ to ensure the provision of new classroom space keeps pace with anticipated increases in school enrollment arising from new residential development, it is **recommended** that Council forward a copy of the Plan, in its adopted form, to the Burnaby School District for information and planning purposes.

A key component of the implementation of the Core Area plan is the development and application of a City wide program for density bonuses, otherwise called a Community Benefit Bonus. Such a bonus is under review by the City and could be applied to assist in the development of affordable housing and/or the provision of community facilities in town centre areas. To assist in the application of a density bonus program, it is proposed that:

- ▶ once the framework for the Community Benefit Bonus program has been developed, the City consult with the community to select development sites suitable for the program and to identify the particular extraordinary community amenities that should be provided by the density bonus.

6.2 YOUTH INITIATIVES

The Lougheed Area Advisory Committee believes that youth are an integral and important part of the Community. As such, the Advisory Committee believes that it is important:

- ▶ to consult with youth on decisions that affect youth in the community
- ▶ that youth, service providers, area residents, businesses and other groups to work together in a pro-active manner to address youth issues
- ▶ to recognize and value the important contribution youth can make to the overall health of the community.

In response to identified youth issues and based on an assessment of available youth related information, knowledge and experience, proposals related to youth issues include:

- ▶ the establishment of a permanent social and recreational facility for neighbourhood youth in the Lougheed Town Centre area that is integrated with another multi-use centre
- ▶ the formation of a working group of appropriate City, Provincial and other groups to prepare a report on priority youth service gaps and appropriate responses for consideration by the Burnaby Council
- ▶ the organization by the City of a forum with representatives from appropriate City, Provincial and other groups to review issues and strategies related to the provision, training and retention of youth workers
- ▶ that Council give consideration to forwarding a request to the Burnaby School District to consider, in consultation with appropriate groups, the following in the planning of the new high school for north-east Burnaby:
 - adoption of a crime prevention perspective (e.g. incorporating crime prevention through environmental design principles in the design of the new school, and introduction of crime prevention and public safety education programs for students and parents after the school has been opened)
 - a safety audit of routes between the high school and other destinations within the catchment area of the school and pursuit of safety improvements to minimize any identified safety risks
 - a 'community school' approach for the high school and the incorporation of space for community use and service delivery
 - the provision of an alternative education component either on or off a high school site to serve the north-east sector
 - a broad consultation process with youth, parents, service providers, and other appropriate groups in the planning and ongoing operation of the high school

6.3 PUBLIC SAFETY

Proposals to improve public safety in the Lougheed Town Centre are presented as a multi-pronged strategy to address the need to support of vulnerable persons, improve planning and design of the built environment, improve security, and involve the community and individual citizens in the resolution of crime issues.

Proposals to address public safety issues in the Town Centre include:

- ▶ the inclusion of skills training for leadership, citizenship, and crime prevention in the school curricula
- ▶ ensuring that the design of future developments in the area reflect crime prevention through environmental design (CPTED) strategies, with a particular focus on the high school, LRT stations, bus loop, and underground parking areas
- ▶ improving of the standard of lighting on City streets such as Government Road, and a review of the need to provide lighting on key sections of pedestrian trails which provide important linkages to other routes in the Town Centre
- ▶ development of a graffiti control strategy for public and private properties and facilities in the Town Centre
- ▶ assisting the RCMP, the District 2 community policing initiative and other appropriate groups to encourage public participation in a variety of crime prevention strategies.

7.0 ENVIRONMENTAL PROTECTION AND ENHANCEMENT

Conservation and protection of green space and waterways are important to the ecological health and well being of the Lougheed Town Centre area. The Advisory Committee feels that if the community can minimize the environmental impacts of their activities on air, water and land; be proactive in their approach to environmental issues; be kept informed on environmental issues; and continue active participation the Lougheed Town Centre area, then the area can remain a healthy ecological system. To this end, the Advisory Committee **recommends**:

7.1 Lougheed Town Centre Area

- ▶ applying the City's State of the Environment Report (SOER) principles, vision statements and goals to guide all development in an environmentally sensitive manner. Adopted by Council in 1993, the SOER provides a comprehensive framework for addressing environmental issues including growth management, environmental quality, City operations and shared stewardship
- ▶ pursuing efforts to raise public awareness and encourage stewardship through articles in Info Burnaby and local newsletters, educational media and workshops at local environmental events including the Great Salmon Send-Off regarding the environmental impact of herbicides and fertilizers on the watershed as part of the City's Integrated Pest Management Program (IPM), an ecologically-based approach to vegetation and pest management

- ▶ completing a storm drain marking program to raise public awareness on the link between storm drains and waterways in the Lougheed Town Centre area through the Burnaby Streamkeepers program and the involvement of the local community.

7.2 Stoney Creek Park

- ▶ maintaining and enhancing the network of public greenspaces linking Stoney Creek with Burnaby Mountain and the Brunette River and Burnaby Lake Regional Nature Park to support wildlife habitat, improve biodiversity and provide recreational and educational opportunities. Existing and proposed park acquisitions for Bell Park, Cameron Park and park sites north and south of Government Road along Stoney creek corridor coupled with the proposed reclamation of riparian areas in future redevelopment sites off of Noel Drive below Beaverbrook will enhance the ecological integrity of Stoney Creek and its adjacent habitats
- ▶ managing the Stoney Creek area according to the City's initial Environmentally Sensitive Areas (ESA) strategy's planning and design principles including run-off control, protective park zoning for sensitive habitats, measures to control construction damage to development sites and others to protect Stoney Creek and its associated riparian area
- ▶ adhering to the Department of Fisheries and Oceans (DFO) and Ministry of Environment Lands and Park's (MOELP), *Land Development Guidelines for the Protection of Aquatic Habitat* which guides development to protect waterways and associated riparian habitat in managing the Stoney Creek corridor
- ▶ upgrading of the fishway and culvert at the Burlington Northern Railway's (BNR) crossing of Stoney Creek by BNR within the 1997 "fisheries window" (approved period for instream works) to mitigate the existing blockage to fish at this location of the creek
- ▶ facilitating the development of a Stoney Creek Environmental Work Group involving the existing environmental stewardship groups associated with the Lougheed area to provide a forum for coordinated environmental action
- ▶ requesting that the proposed Stoney Creek Environmental Work Group work with the Brunette Basin Task Group, which under the GVRD's Liquid Waste Management Plan (LWMP), is working to develop an integrated, watershed based management plan for the Brunette Basin including Stoney Creek
- ▶ working with and requesting that BC Hydro consider the Stoney Creek utility corridor as a candidate site within their native revegetation program involving enhancing vegetation along utility corridors for wildlife habitat and to minimize ongoing maintenance (i.e. tree cutting) requirements

- ▶ developing environmentally sensitive design guidelines based on the ESA principles and the City's adopted alternative stormwater management approaches for incorporation into the site planning and building design of the new high school off of Eastlake Drive to protect Stoney Creek

7.3 Core Area

- ▶ encouraging the incorporation of energy efficient designs and the use of environmentally responsible and appropriate recycled building products in developments within the core area
- ▶ using existing services and infrastructure in the urban redevelopment of the Lougheed Mall site
- ▶ encouraging landscaped areas, trees, roof top gardens and permeable paving materials in developments. The use of native, drought tolerant, wildlife attracting vegetation species and the integration of the City's Integrated Pest Management (IPM) guidelines are recommended
- ▶ incorporating the City's Alternative Stormwater Management approaches in civic projects and encouraging this approach to stormwater management in private developments.

8.0 AN INVOLVED COMMUNITY

The concept and practice of community involvement is a central theme carried through this document in the presentation of recommendations for the Lougheed Town Centre. The recognition of the importance of community in planning for the future of the Town Centre had been demonstrated by:

- ▶ identification by the community of issues and concerns to be addressed by the review
- ▶ the establishment of a citizen based advisory committee to undertake the community plan review for the Lougheed area
- ▶ the proposals for the creation of a place for community in the Lougheed Town Centre that stresses community identity, interaction, involvement and environmental stewardship
- ▶ the review and refinement of draft proposals by the community at large
- ▶ the recognized need for ongoing community involvement for the successful refinement and implementation of an adopted Lougheed Town Centre Community Plan.

The work of the Lougheed Area Advisory Committee represents a significant starting point for the continued and necessary involvement of the Lougheed community in the future development of the Town Centre. Toward this end, the Advisory Committee is **recommending** the adoption of a broad based approach to involving the community in the planning, implementation and ongoing monitoring of the essential elements of the Lougheed Community Plan.

To ensure ongoing community involvement in planning for the future of the Town Centre, with Council approval of recommendations for the Lougheed Town Centre Plan, it is **recommended** that the Lougheed Area Advisory Committee be given a renewed mandate for a period of 1 year. The Advisory Committee would propose to utilize this mandate to develop specific implementation strategies and actions for consideration by Council. Examples of specific tasks the Advisory Committee could undertake may include the identification of environmental enhancement projects, development of phasing programs for transportation and other community improvements, development of community ideas for immediate improvements to bus transit services, and the formation of more detailed crime prevention strategies.

The members of the Lougheed Area Advisory Committee are thankful for the opportunity to participate in this citizen driven area planning process and look forward to being involved in ongoing community efforts towards fulfillment the Lougheed Town Centre Community Plan.

This report is respectfully submitted to Burnaby City Council for consideration by:

LOUGHEED AREA ADVISORY COMMITTEE

Councillor Jim Young, Chair
Councillor Doug Evans, Vice-Chair
Catherine M. Glosli
Martin Haefele
Eleanor Kool
Brian Allardice
Abby Anderson
Loralee Clark
Darci Forsythe
Barb Peabody
Della Schimpf
Alan D. Wright

1997 June

Table 1: Summary Land Use Figures

LAND USES	EXISTING	PROPOSED ADDITIONAL	TOTAL
Residential Units			
▶ Core Area	0	2,400	2,400
<i>Remainder of Town Centre</i>			
▶ High Rise (RM5)	1,855	815	2,670
▶ Medium Rise (RM4)	850	0	850
▶ Low Rise (RM3)	1,475	425	1,900
▶ Townhousing (RM2/1)	1,585	85	1,670
▶ Single Family (R2) - Review Area	440	-20	420
Total Residential Units	6,205 Units	3,705 Units	9,910 Units
Population Estimates	11,200 persons	6,600 persons	17,800 persons
Commercial Space Estimates	1,000,000 sq.ft.	2,000,000 sq.ft.	3,000,000 sq.ft.
Park and Open Spaces	142.5 Acres	17.5 Acres	160 Acres

Table 2

LAND USE ALLOCATIONS	AREA (Acres)
Core Area (excluding roads & park)	62
Residential	
High Rise	29
Mid Rise	9
Low Rise	42
Townhouse	101
Single Family	100
Total Residential	281
Parks and Open Spaces	160
Civic, Institutional & Other Uses	22
Roads and Rights of Way	175
TOTAL TOWN CENTRE AREA	700 Acres

SUB-COMMITTEE MEMBERSHIP LIST

Facilities and Services

Martin Haefele, Chair
Eleanor Kool, Alternate Chair
Barb Peabody, Alternate Chair
Jennifer Atchison
Gay Monkman
Chad Nelson
Michele Shelly Jones

Public Safety

Abby Anderson, Chair
Brian Allardice, Alternate Chair
Norm Barth
Linda Endo
Alfred Hemingway

Traffic

Alan D. Wright, Chair
Darci Forsythe, Alternate Chair
Della Schimpf, Alternate Chair
Natalia Un
Linda Nielsen
Keith Scholtz
Suzanne Esen

Youth

Barb Peabody, Chairperson
Abby Anderson, Alternate Chairperson
Kathy Costello
Val Neaves Nelson




















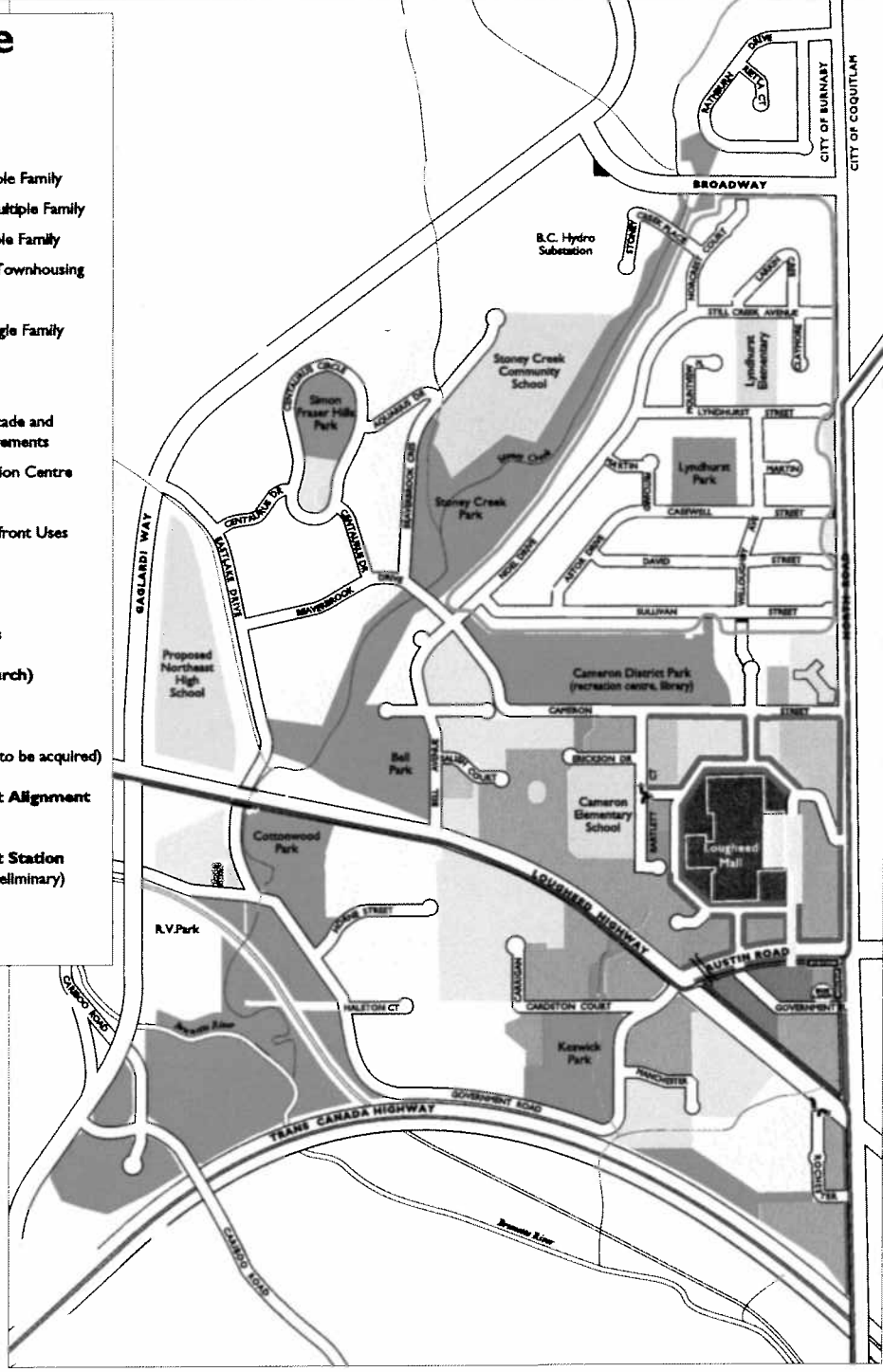
Lougheed Town Centre Area

Map I



Land Use Concept

- Residential**
-  High Density Multiple Family
-  Medium Density Multiple Family
-  Low Density Multiple Family
-  Ground Oriented Townhousing
-  Single Family
-  Sullivan Heights Single Family Review Area
- Commercial**
-  Lougheed Mall: Facade and Streetscape Improvements
-  Hotel and Convention Centre
-  Major Office
-  Commercial Streetfront Uses
-  Local Commercial
- Public/Civic Uses**
-  Institutional (church)
-  School
-  Park (existing and to be acquired)
-  Light Rail Transit Alignment (preliminary)
-  Light Rail Transit Station and Bus Loop (preliminary)
-  Land Bridge












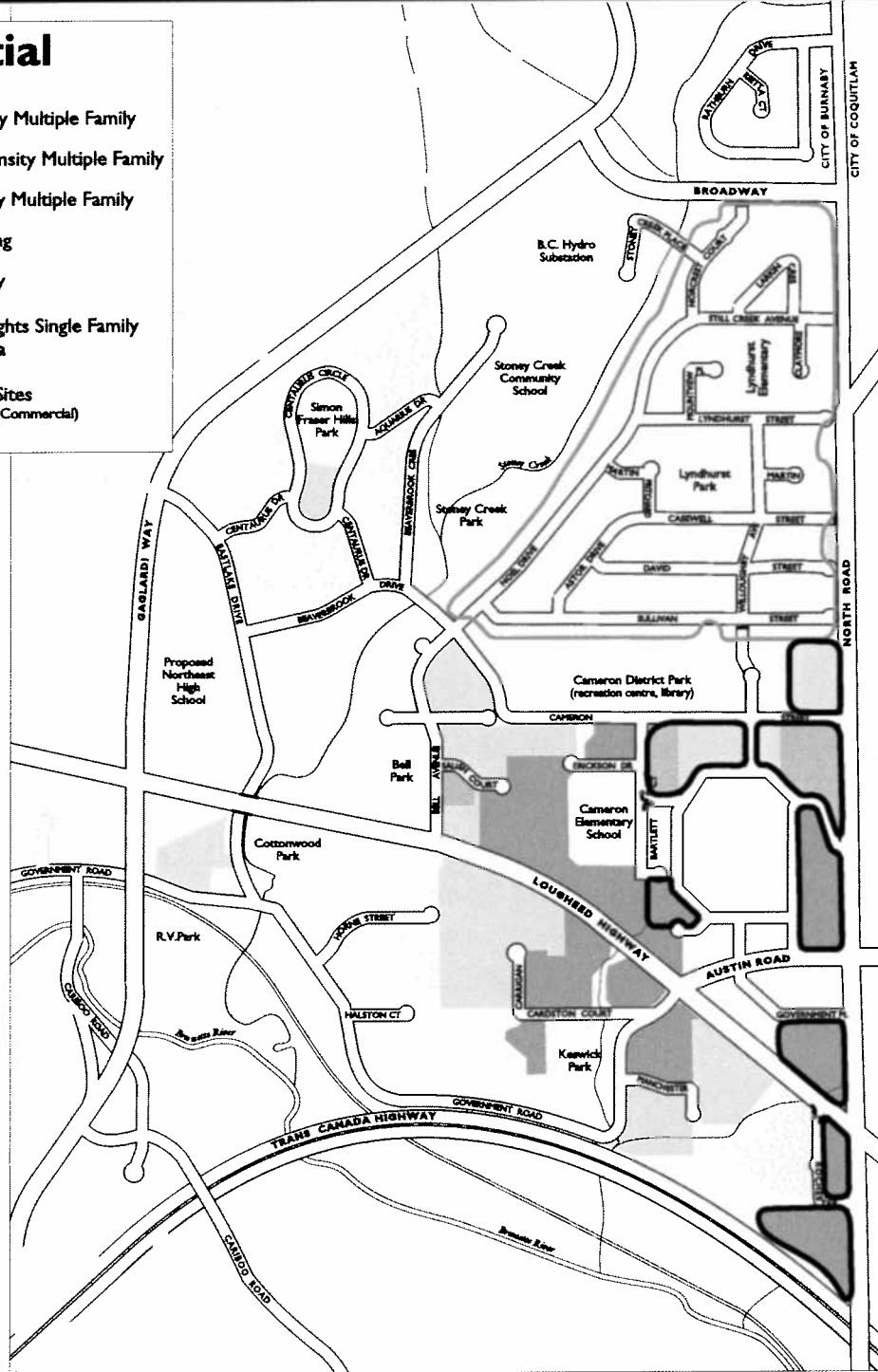
Lougheed Town Centre Area

Map 2



Residential

-  High Density Multiple Family
-  Medium Density Multiple Family
-  Low Density Multiple Family
-  Townhousing
-  Single Family
-  Sullivan Heights Single Family Review Area
-  Mixed Use Sites (Residential and Commercial)











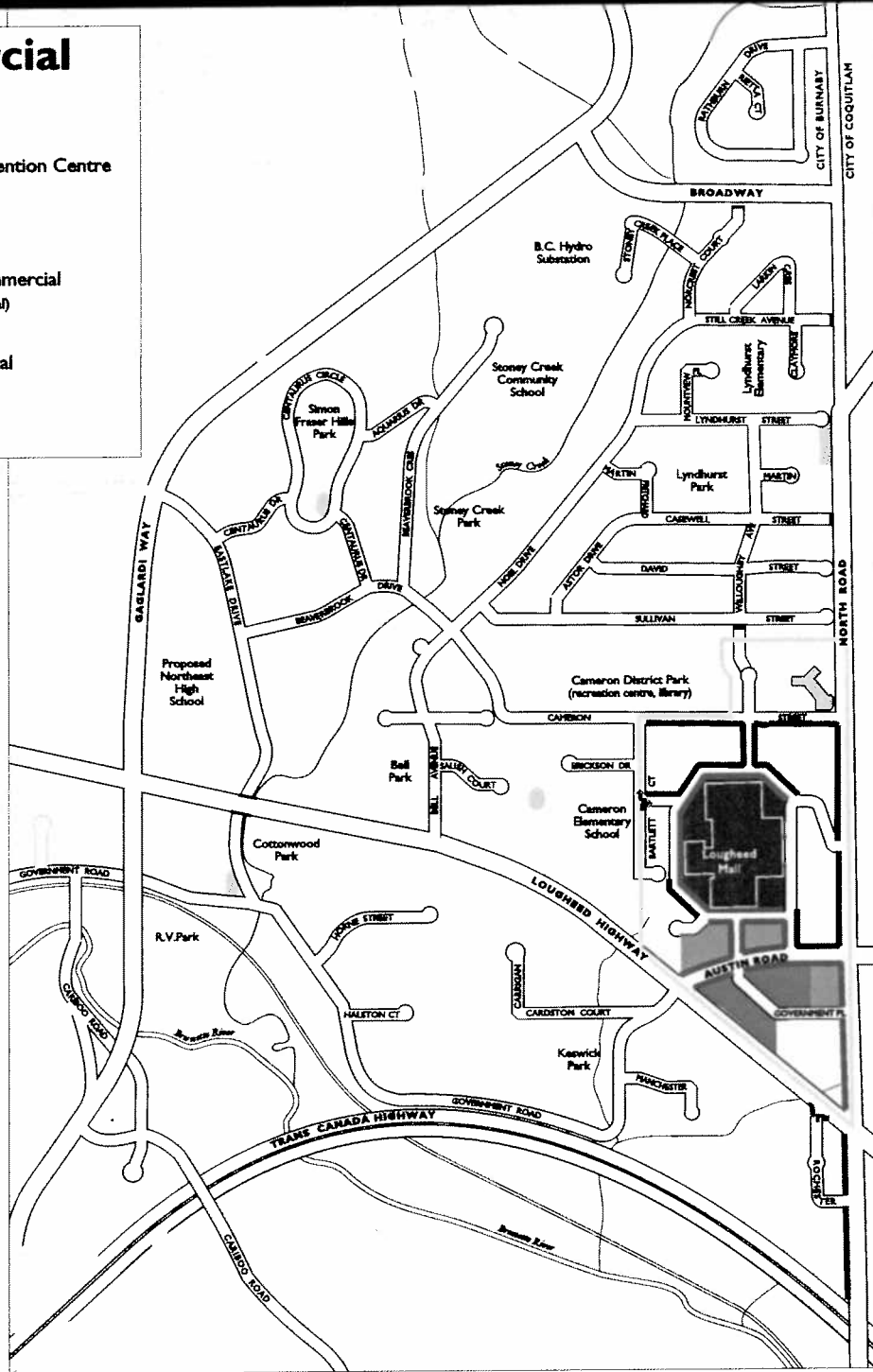
Lougheed Town Centre Area

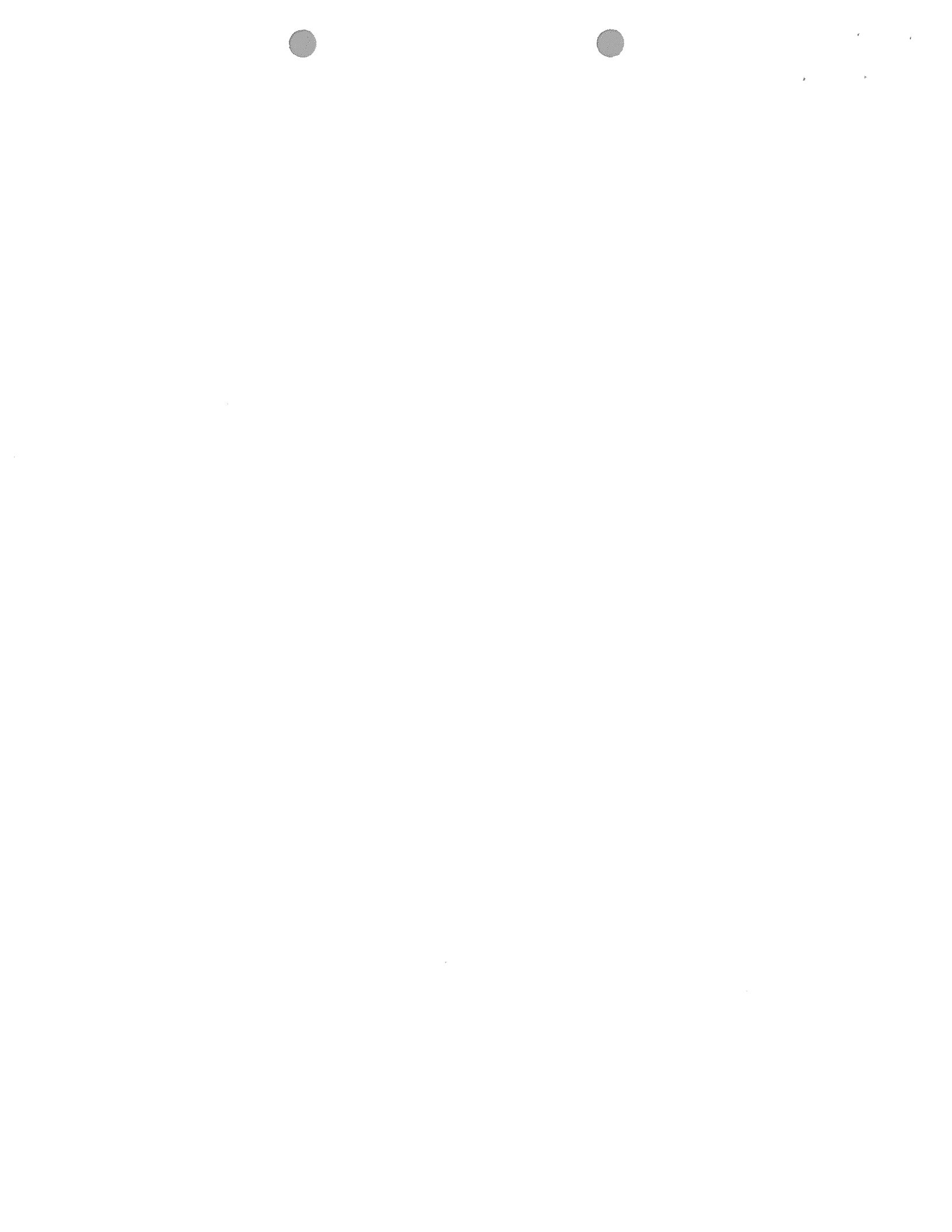
Map 3



Commercial

-  Lougheed Mall
Retail / Office
-  Hotel and Convention Centre
-  Major Office
(Mixed Use Retail)
-  Streetfront Commercial
(Mixed Use Residential)
-  Local Commercial
-  Core Area








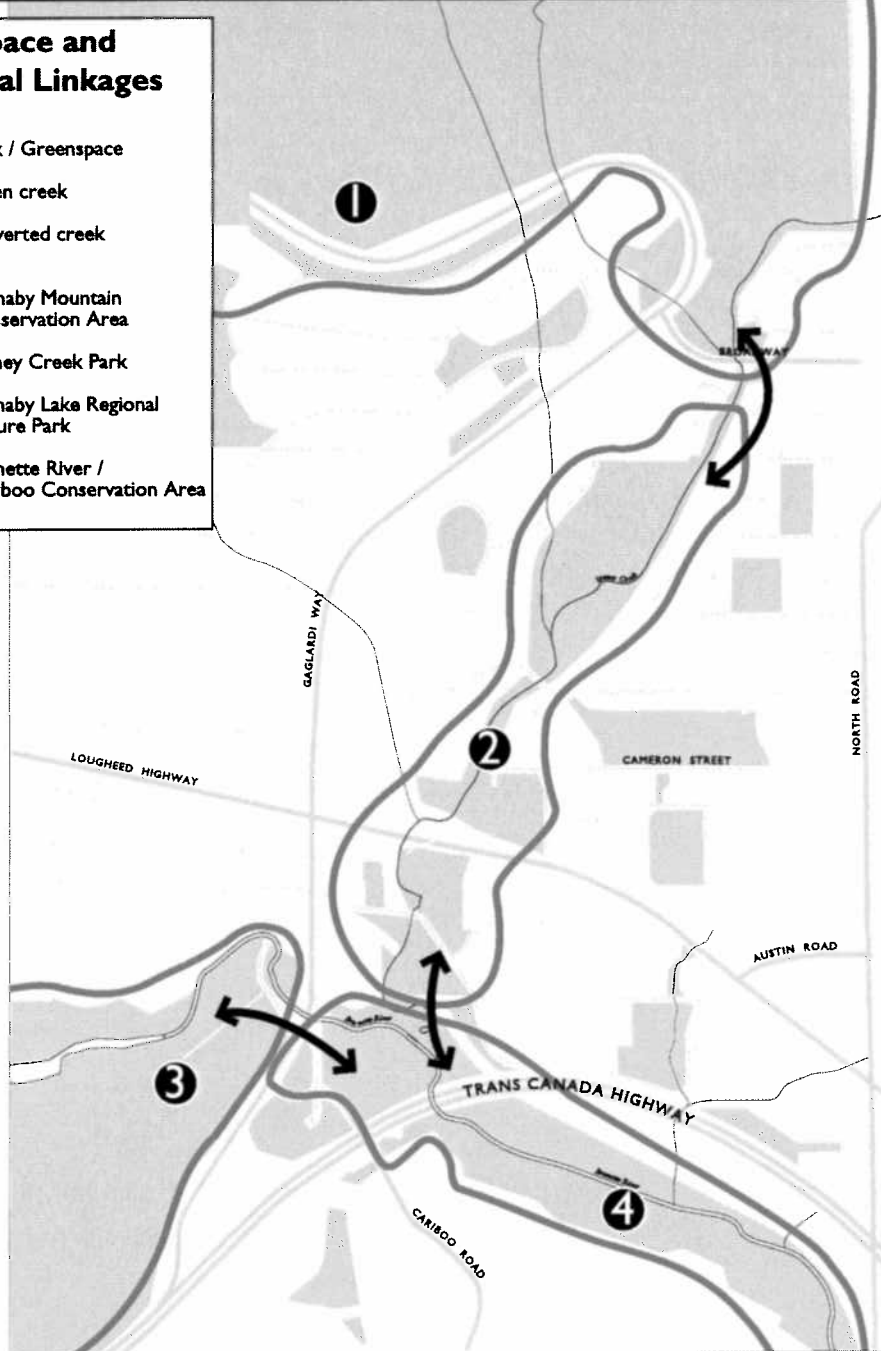
Lougheed Town Centre Area

Map 4 ↑

Open Space and Ecological Linkages

-  Park / Greenspace
-  Open creek
-  Culverted creek

- 1** Burnaby Mountain Conservation Area
- 2** Stoney Creek Park
- 3** Burnaby Lake Regional Nature Park
- 4** Brunette River / Cariboo Conservation Area











Small, faint marks or artifacts located in the top right corner of the page.

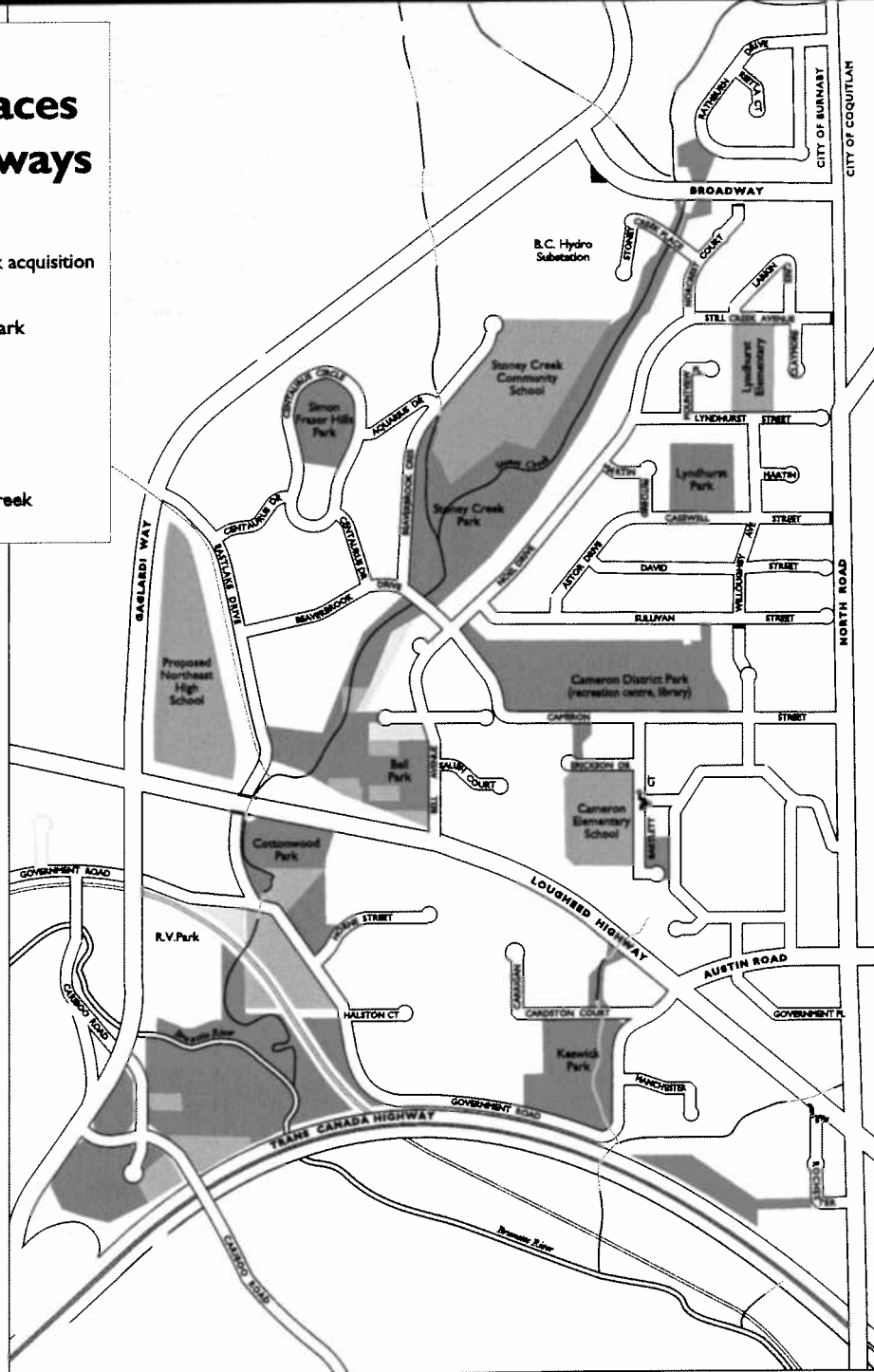
Lougheed Town Centre Area

Map 5



Parks, Open Spaces & Waterways

-  Park
-  Existing Park acquisition program
-  Additional Park proposals
-  School
-  Waterway
-  Culverted creek

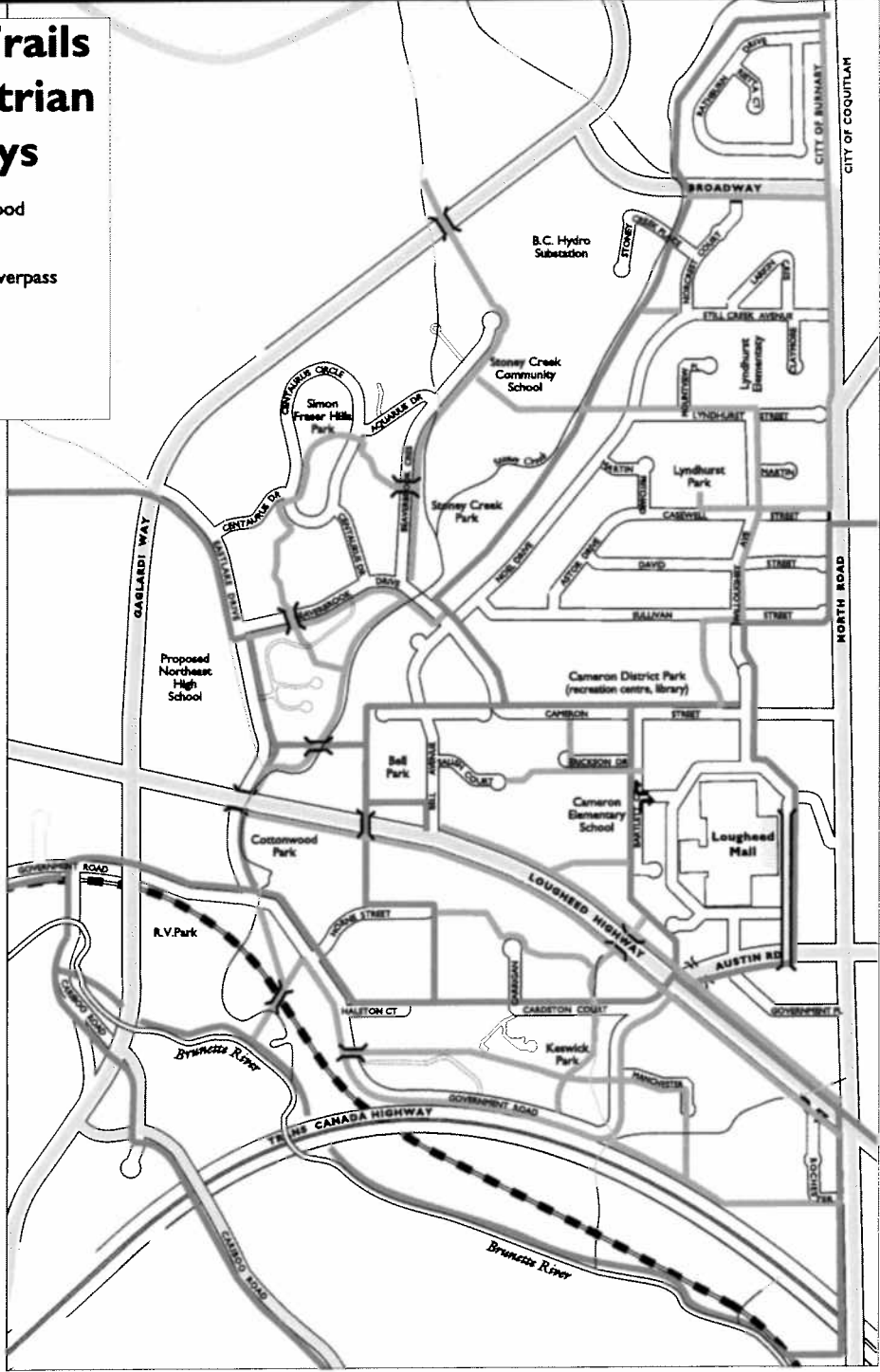




Lougheed Town Centre Area Map 6

Urban Trails & Pedestrian Walkways

- Neighbourhood Walkways
- Pedestrian overpass
- Urban Trail
- Private Road










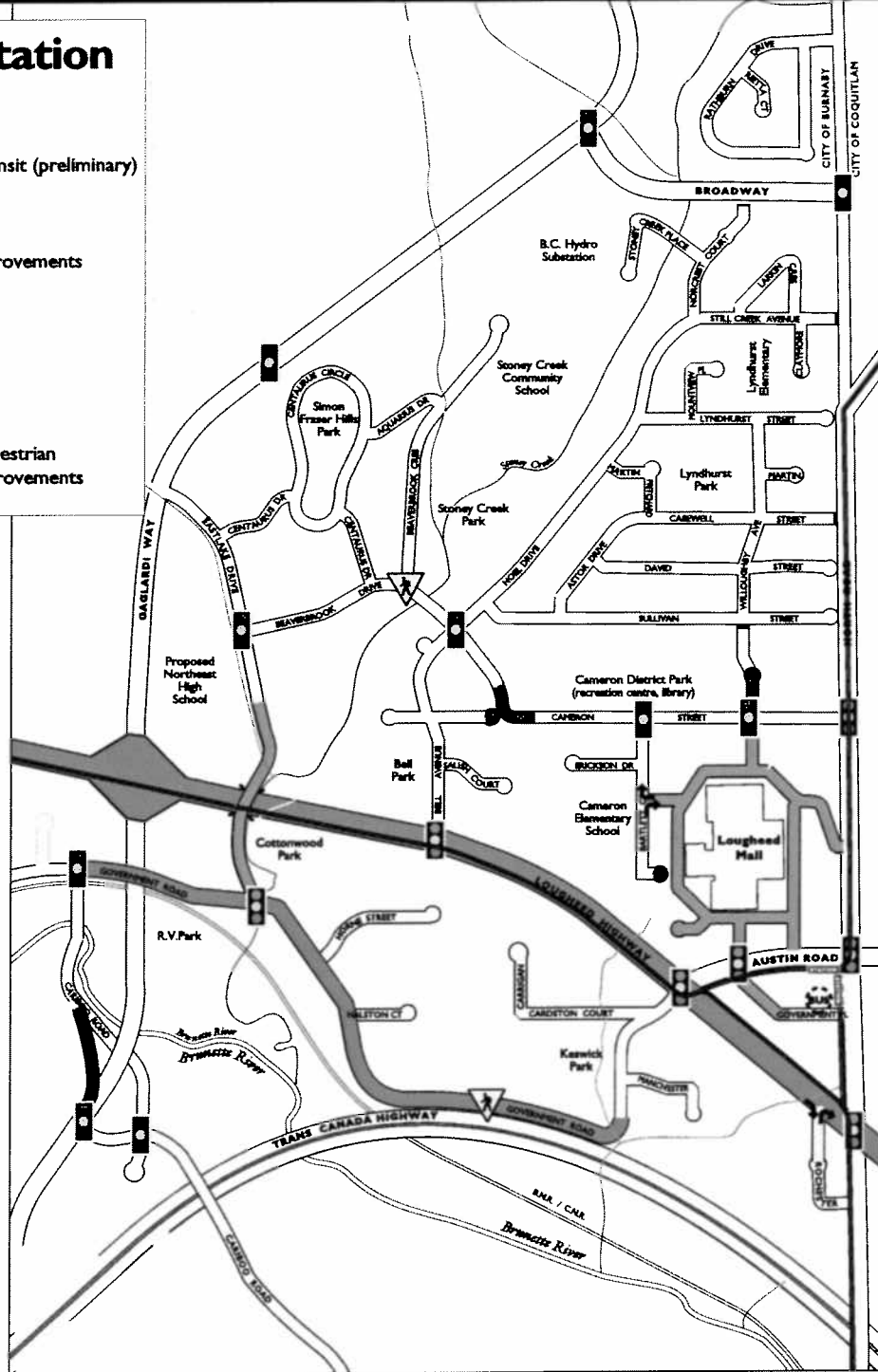


Lougheed Town Centre Area

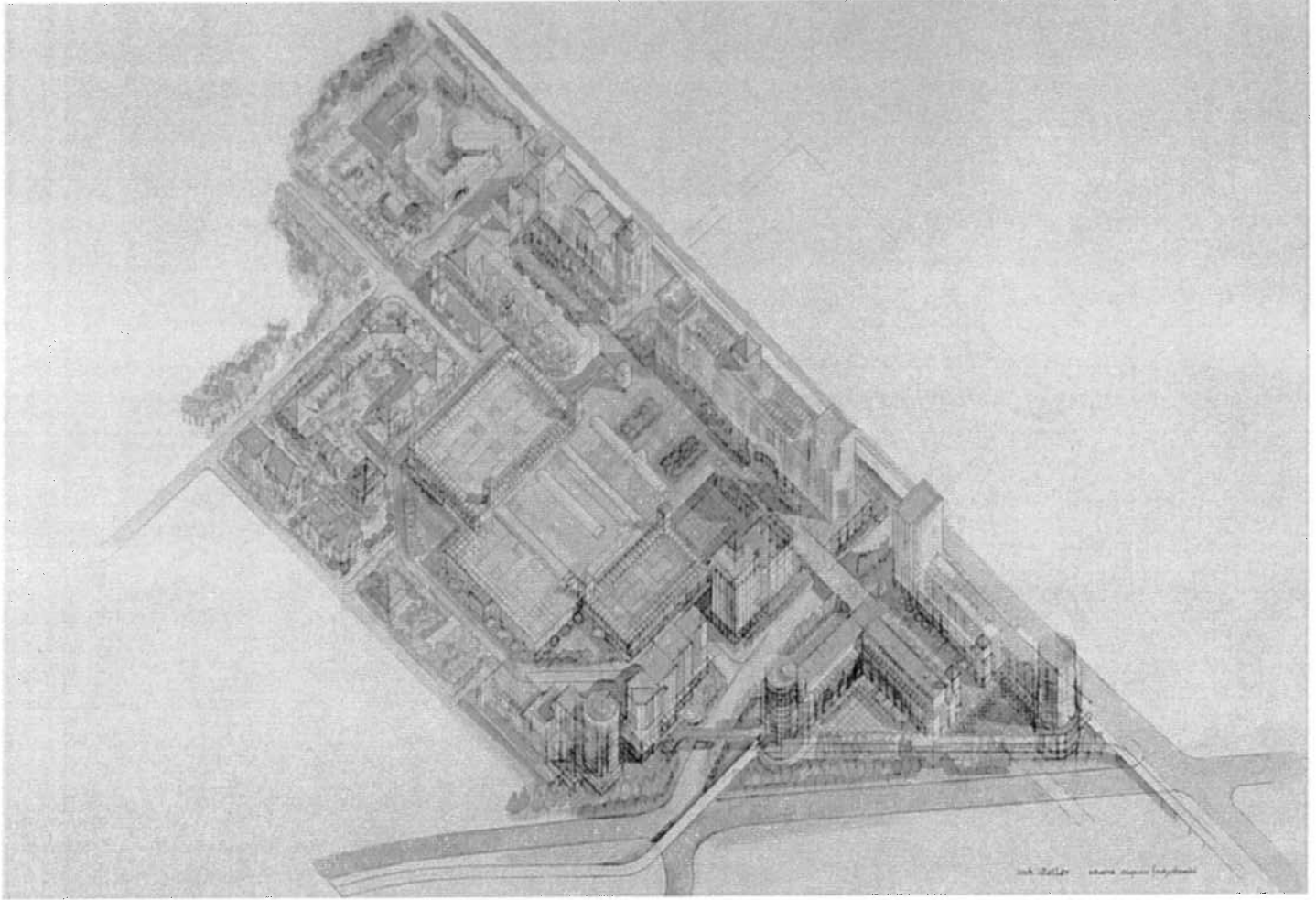
Map 7 ↑

Transportation Network

-  Light Rail Transit (preliminary)
-  New Road
-  Capacity Improvements
-  Signal
-  LRT Station
-  Bus Centre
-  At Grade Pedestrian Crossing Improvements



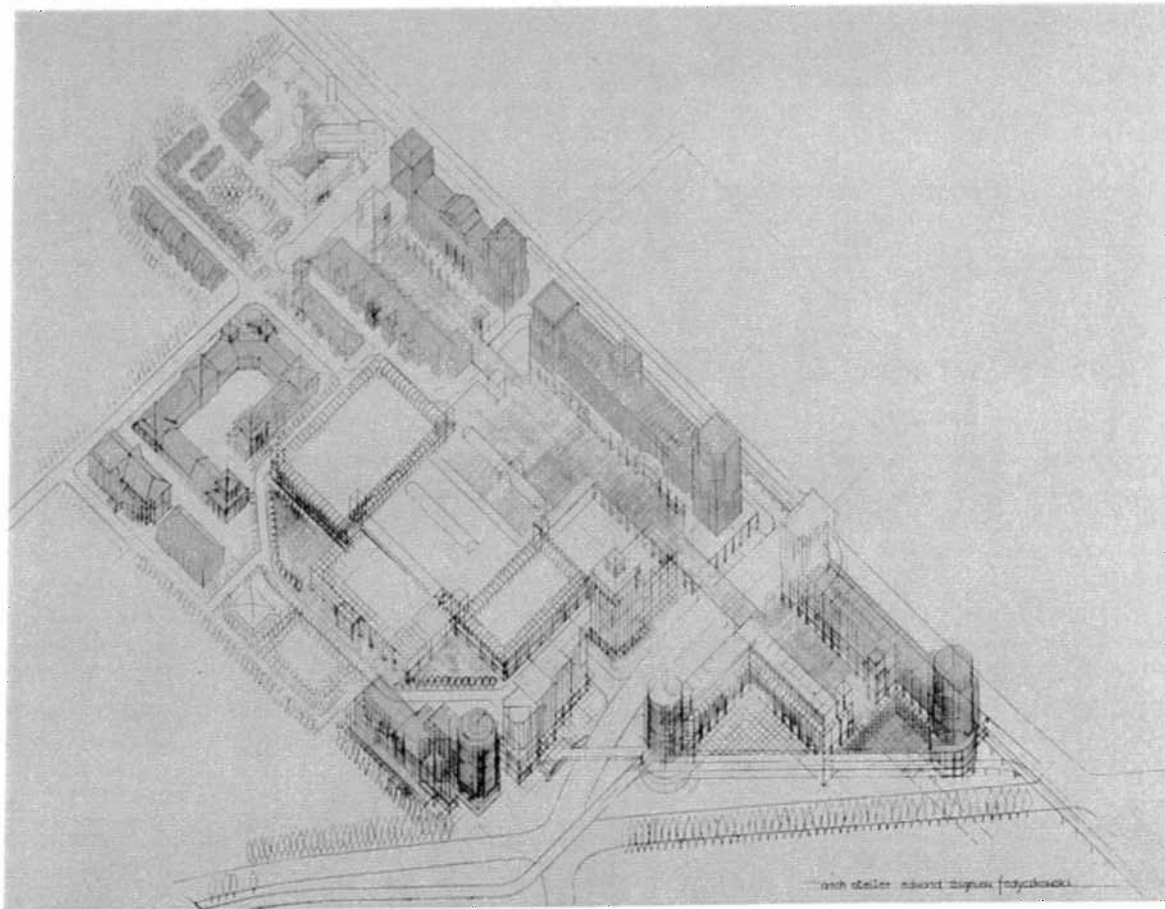




Core Area
Diagrammatic Concept

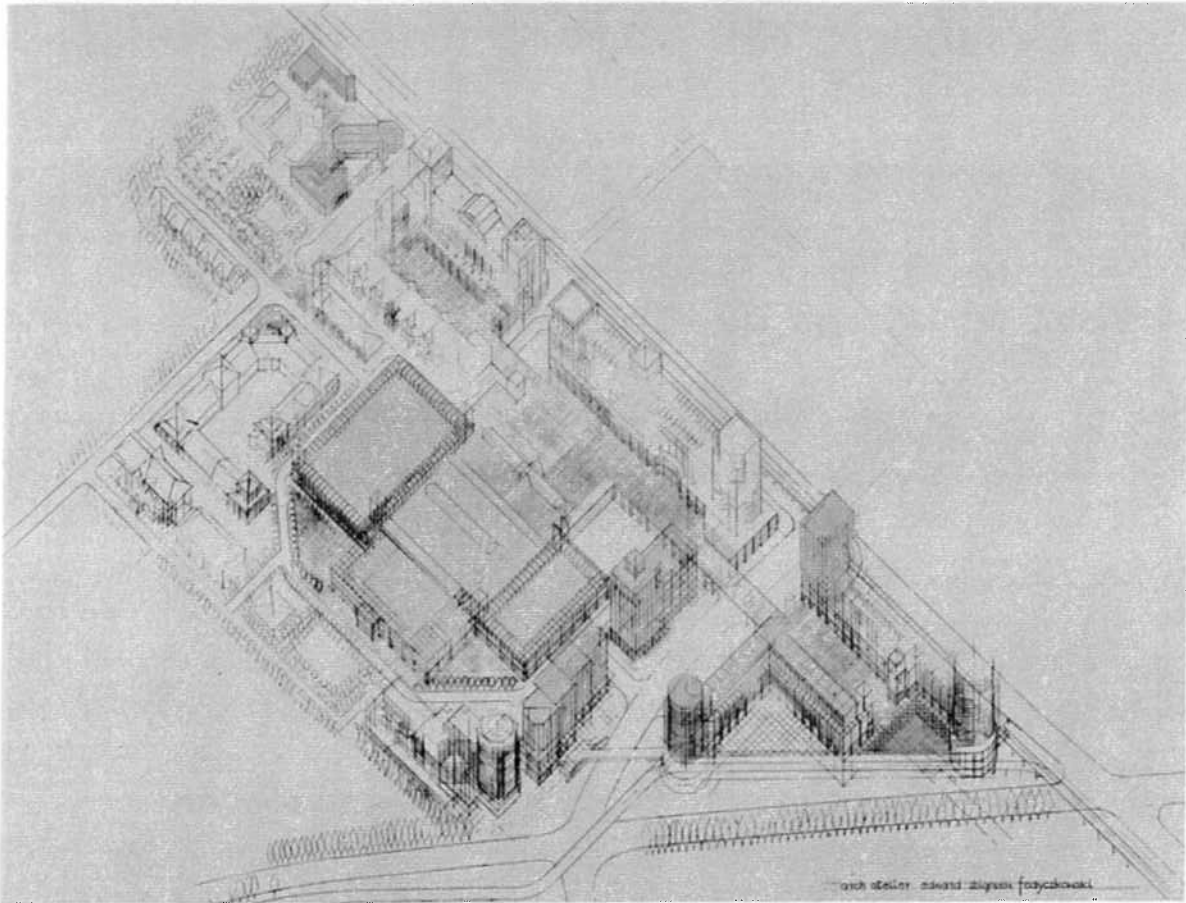


11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



Core Area
Residential

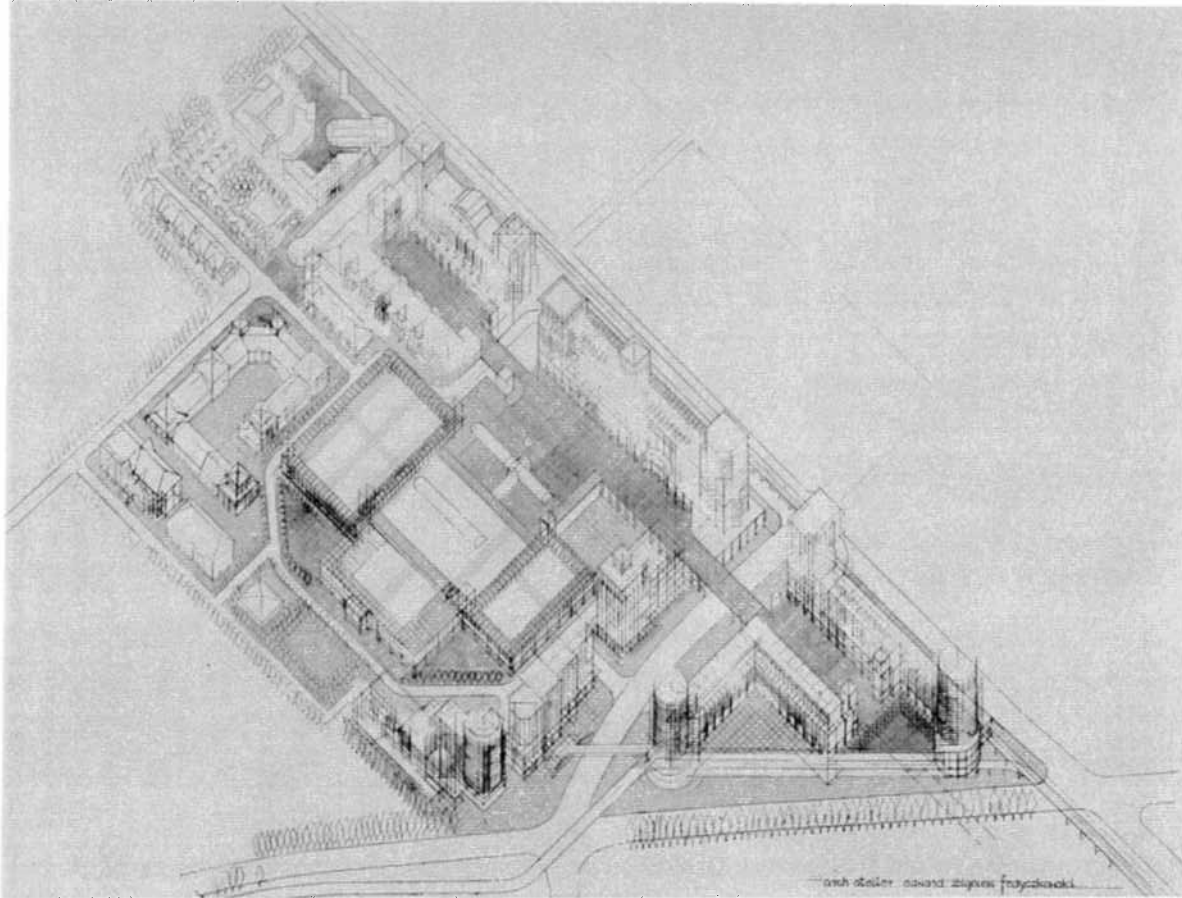




Core Area
Commercial



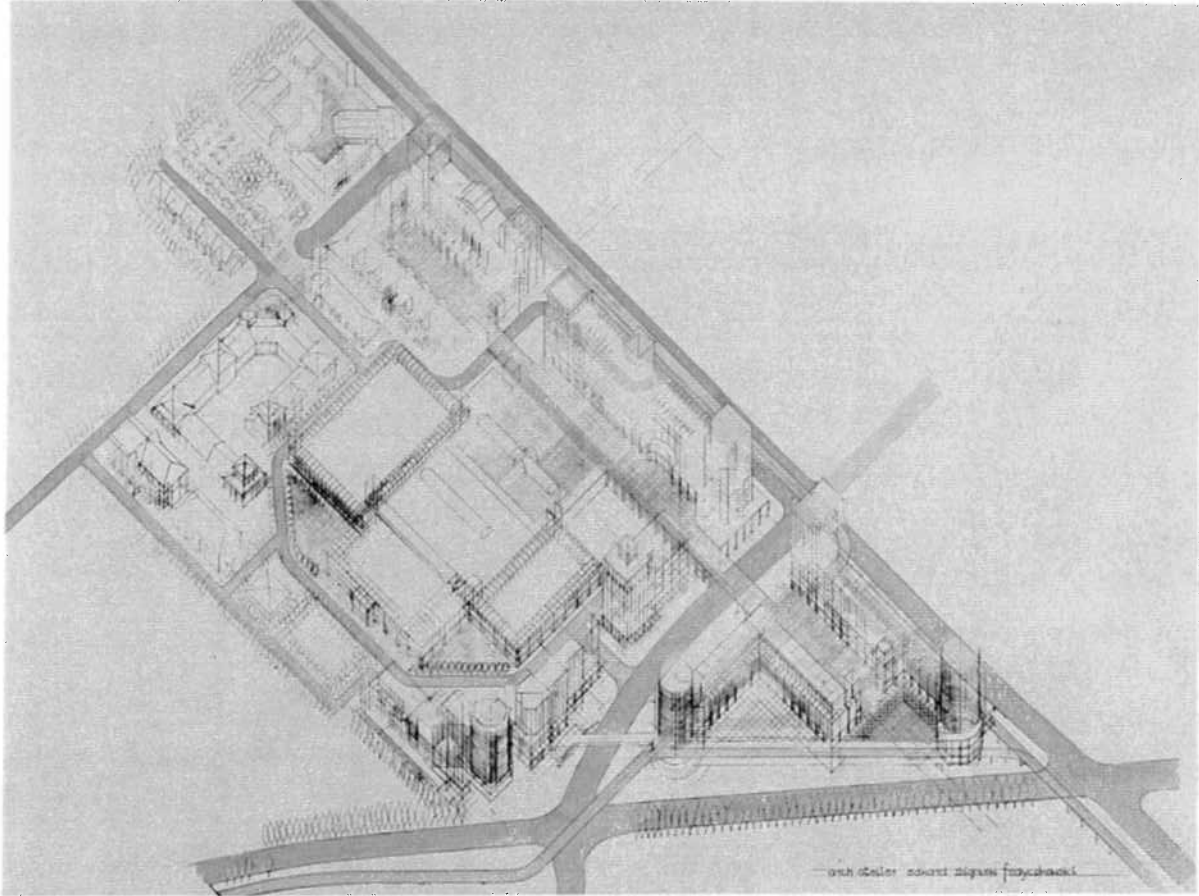
11 11 11
11 11 11



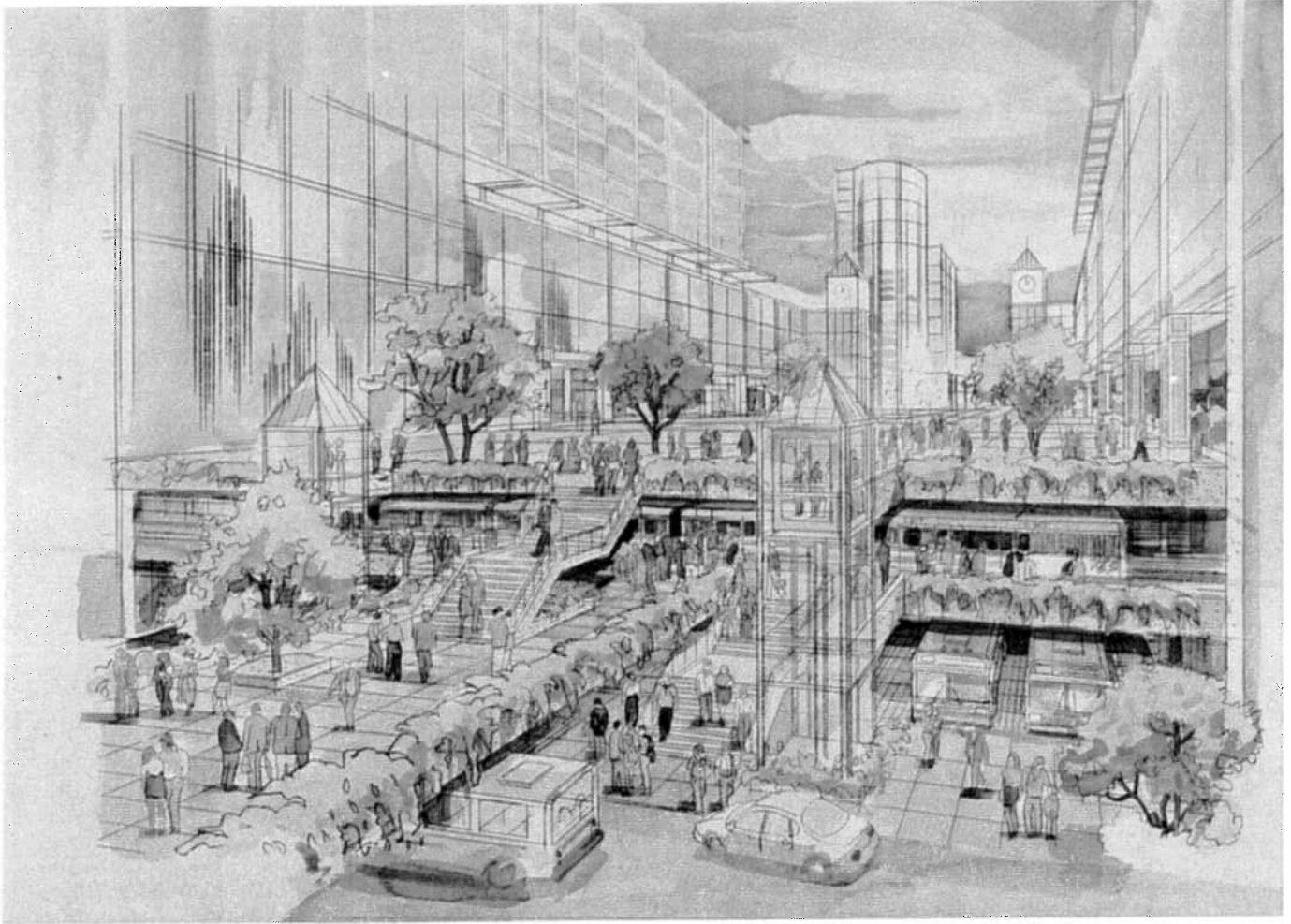
Core Area

Public Plazas and Open Spaces





Core Area
Roads and LRT



Core Area
Integrated LRT and Land Bridge over Austin Road





Core Area
Shopping Street Plaza

