

INFORMATION PACKAGE

NOVEMBER 2025

MASTER DEVELOPMENT PLAN AND REZONING APPLICATION SUMMARY

BURQUITLAM PLAZA

Morguard

PROJECT TEAM




MORGUARD INVESTMENTS LIMITED
on behalf of Morguard Real Estate
Investment Trust

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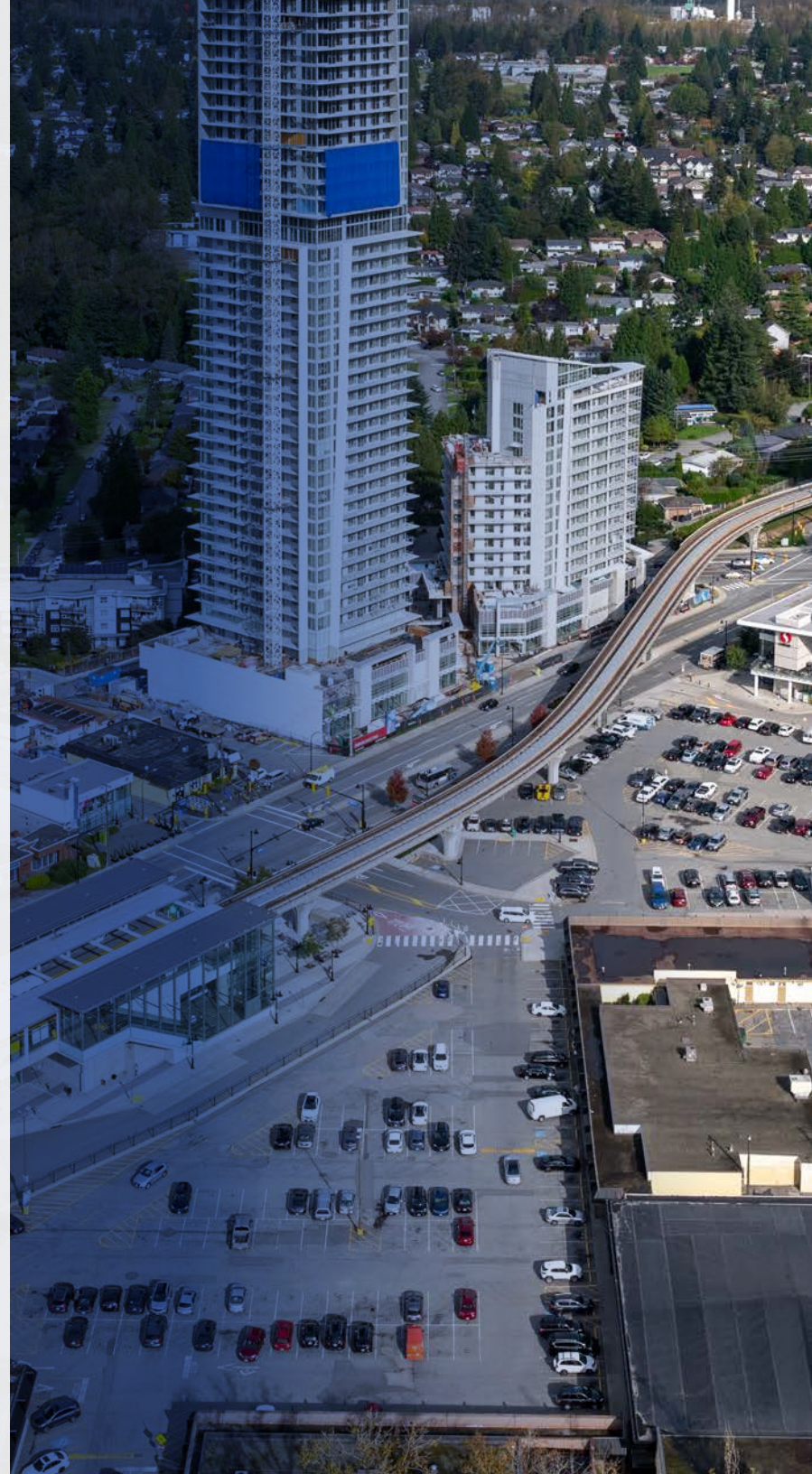
 JAMES KM CHENG | ARCHITECTS

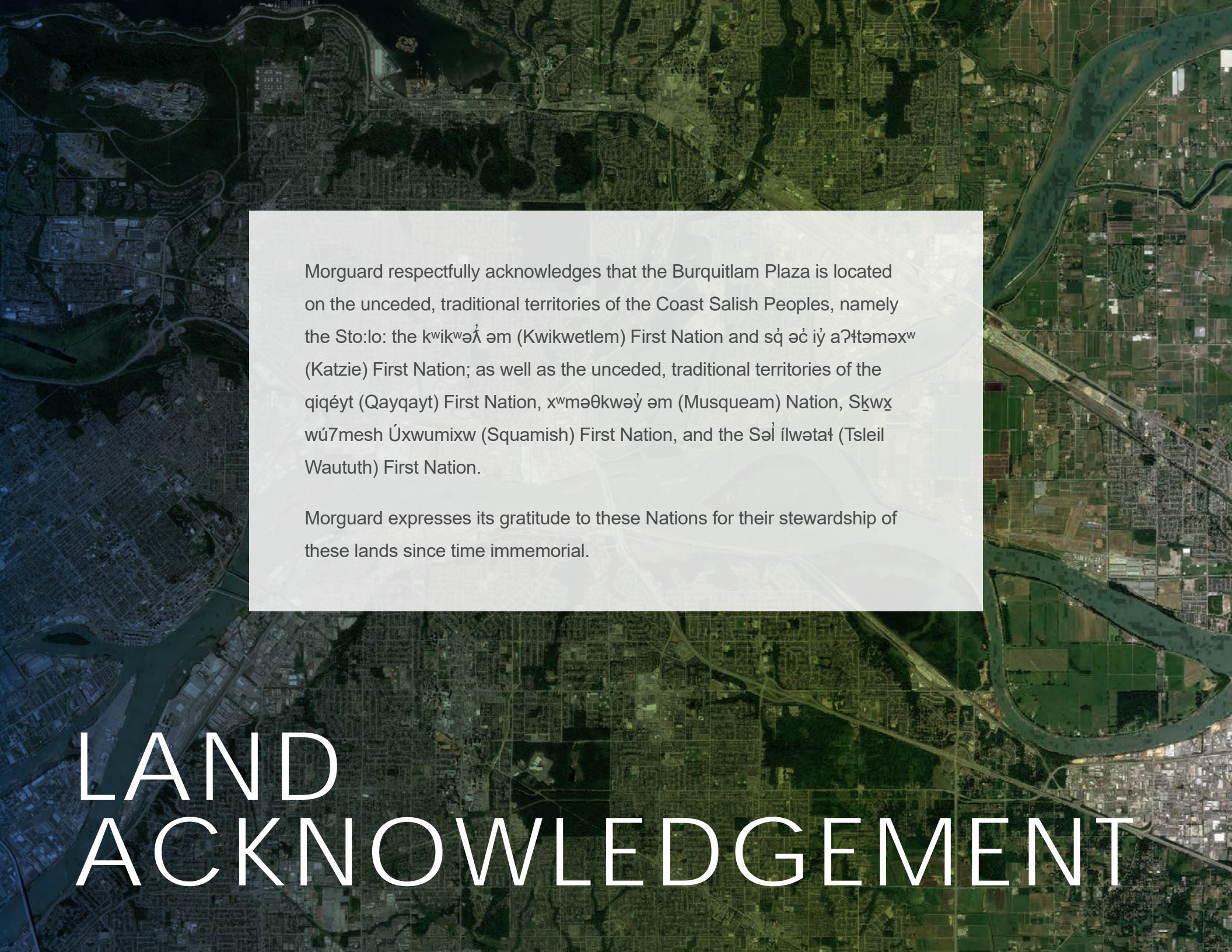
 CIM+



DESIGNCORP
INTERNATIONAL

 **PFS** STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE



An aerial photograph of a city, likely Vancouver, showing a river (Fraser River) winding through the landscape. A white rectangular text box is centered over the city. The text inside the box is in a dark, sans-serif font.

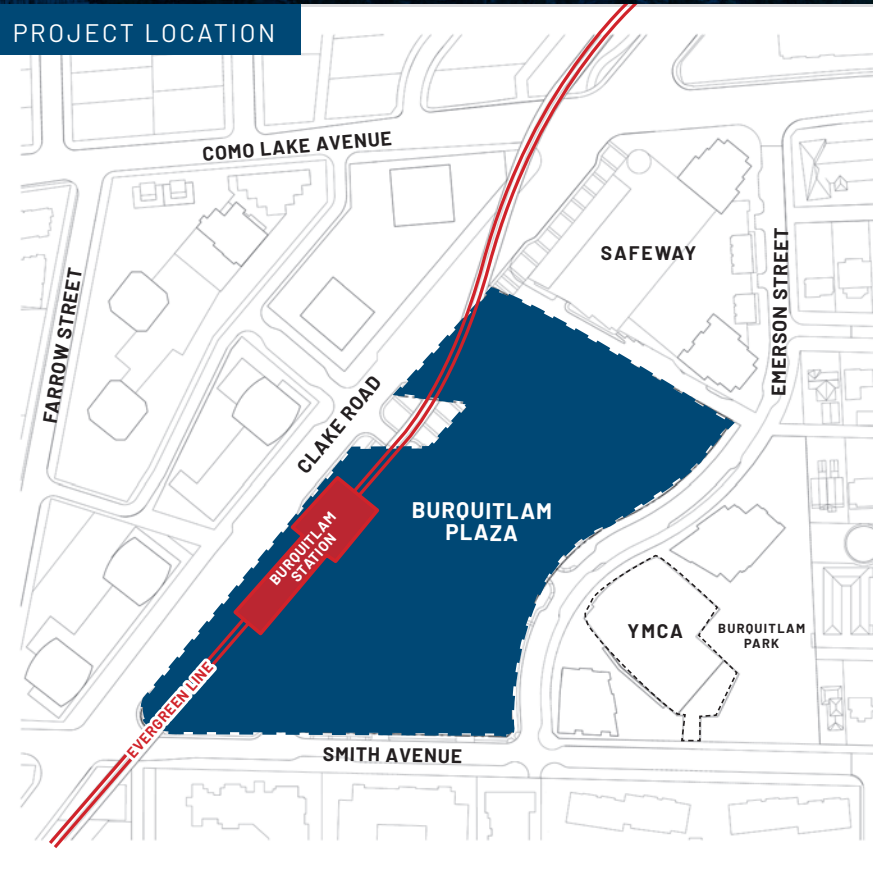
Morguard respectfully acknowledges that the Burquitlam Plaza is located on the unceded, traditional territories of the Coast Salish Peoples, namely the Sto:lo: the kwikwə́ł əm (Kwkwetlem) First Nation and sq'əc'iy aʔtəməxʷ (Katzie) First Nation; as well as the unceded, traditional territories of the qiqéyt (Qayqayt) First Nation, xʷməθkwəy' əm (Musqueam) Nation, Sk̓wx̓wú7mesh Úxwumixw (Squamish) First Nation, and the Səl'ílwətał (Tsleil Waututh) First Nation.

Morguard expresses its gratitude to these Nations for their stewardship of these lands since time immemorial.

LAND ACKNOWLEDGEMENT

ABOUT BURQUITLAM PLAZA

PROJECT LOCATION



A Master Development Plan and Rezoning Application has been submitted to the City of Coquitlam, which will enable the redevelopment of the 7.9-acre Burquitlam Plaza site into a master planned and transit-oriented mixed-use centre for the Burquitlam neighbourhood.

Immediately adjacent to Burquitlam Station, and incorporating a distinctive and generous public realm, the redevelopment of Burquitlam Plaza is destined to become the heart of this new community.

Key Features

- New housing
- Neighbourhood-scaled and job-generating retail
- Community heart and courtyard
- Amenity-rich plaza and open spaces
- Mobility hub

ABOUT MORGUARD

Morguard is a fully integrated real estate advisory company, established in 1976 to manage and invest in high-quality real estate throughout North America, including Burquitlam Plaza. At Morguard, commercial leasing is a bench strength. With market intelligence and local expertise, Morguard helps tenants realize their business potential in our owned and managed commercial real estate portfolio of nearly 40 million square feet of office, industrial and retail space across North America.



[Learn more at morguard.com](https://morguard.com)



Burquitlam Plaza is located within the Burquitlam neighbourhood where the urban pattern ranges on a spectrum from low- to high-density built form and character. Within the area, there are single family homes, four-storey multi-family apartments, two-storey commercial strip malls and recently completed, intermixed high-density and mixed-use developments.

COMMUNITY CONTEXT

HISTORY AT A GLANCE

- Ancestors of the Kwikwetlem First Nation inhabited the Lower Coquitlam River watershed and areas for a millennium, prior to the arrival of the first European explorers.
- Kwikwetlem First Nation are a Sto:lo people of the Lower Fraser Salish. "Sto:lo" is the Halqemeylem word for "river", and "Kwikwetlem" refers to "red fish up the river."
- The Burquitlam name was first established in 1906 when a post office was built in the area to serve the cities of Burnaby and Coquitlam.
- Burquitlam Plaza was built in 1960 and renovated in 1980.
- The Skytrain Evergreen extension (Evergreen Line) and the \$128 million Burquitlam Station at Burquitlam Plaza opened on December 2, 2016.
- The Uptown high-density mixed-use development, located directly north of Burquitlam Plaza, was completed in 2017, and the newly completed YMCA is located directly east of the site.



HOBBIS FAMILY HISTORY

The location of the future home of the new Burquitlam Plaza shares a rich history and connection to the cycling community that dates back almost 90 years. The corner of Clarke Road and Como Lake Avenue was once the location of the Hobbis family farm. In 1932, Gerald "Cap" Hobbis of the well-known Cap's Bicycle Shop, started repairing and reselling bicycles out of the family garage. Cap figured children would always want bicycles and they were a popular form of transportation, but they were very expensive to purchase at the time. Working at the mill during the day and working on bicycles at night, Cap would overhaul, paint, grease and sell bikes for \$5. For eight years, Cap worked hard to grow his bicycle business at this very location until he opened his first shop in New Westminster in 1940. The store motto for the Cap's "The Original" bike shop and bike museum is "Get Back Into Cycling" – very fitting for this future mobility hub located on the proposed Citywide Greenway.



HISTORY

THE CONNECTED CORE

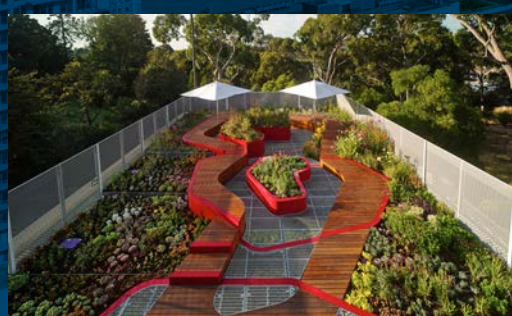
OF THE BURQUITLAM
NEIGHBOURHOOD

Burquitlam Plaza will become a lively and attractive neighbourhood hub at the nexus between Burnaby and Coquitlam, featuring a diversity of housing options supported by local services and amenities; well-connected through a human-scaled and integrated public realm.

The redevelopment of Burquitlam Plaza will permit the site to realize its potential as a Transit-Oriented hub location. While significantly improving access to transit from the new YMCA, park, and residential neighbourhoods to the east and north, Burquitlam Plaza will transform the east side of Clarke Road, increasing services and amenities to the entire neighbourhood through its enlivened and active guideway, plazas, landscaping, and exciting new commercial and residential spaces.

Building on the success of investment in regional rapid transit and recent growth within the area, Burquitlam Plaza will be a sustainable, connected and inclusive area that authentically communicates the values of the community through great design.

OUR VISION



+ INSPIRATIONAL IMAGES

DIVERSITY of Housing

Provide a diversity of housing options for all residents, including townhouses, lofts, studios and varying unit sizes.

DEFINING the Community

Enhance the community with iconic architecture, rich diversity of open space and a community heart.

Quality **COMMUNITY** Experience

Provide a high quality of life through its architecture, public realm, easily accessible and convenient shops and commercial areas, and cultural opportunities that urban life affords.

CONNECTING Community

Establish a fine grain street network of multi-modal opportunities to connect regional and local transit riders and residents to the cultural gathering and open spaces, and experiences nearby.

ENVIRONMENTAL Stewardship

Promote best practices in sustainable design and green building practices to support a livable community for residents and visitors while respecting local ecology.

GUIDING PRINCIPLES



Community Heart



Providing a high quality experience with easy, convenient access to essential services and to arts, cultural and leisure amenities.

Housing for Everyone



Providing a diversity of housing options for everyone.

Celebrating our History



Linking to our past as we move into the future by embracing the rich history of our neighbourhood and entrepreneurs.

Transit and Mobility Hub



Providing transit connections and direct and convenient access to the Burquitlam SkyTrain Station and bus exchange.

Public Plazas and Parks



Providing a high-quality public realm with open spaces and gathering opportunities.

Retail and Office Uses



Providing office, retail, restaurant, entertainment, arts and cultural offerings.

AT A GLANCE MASTER PLAN

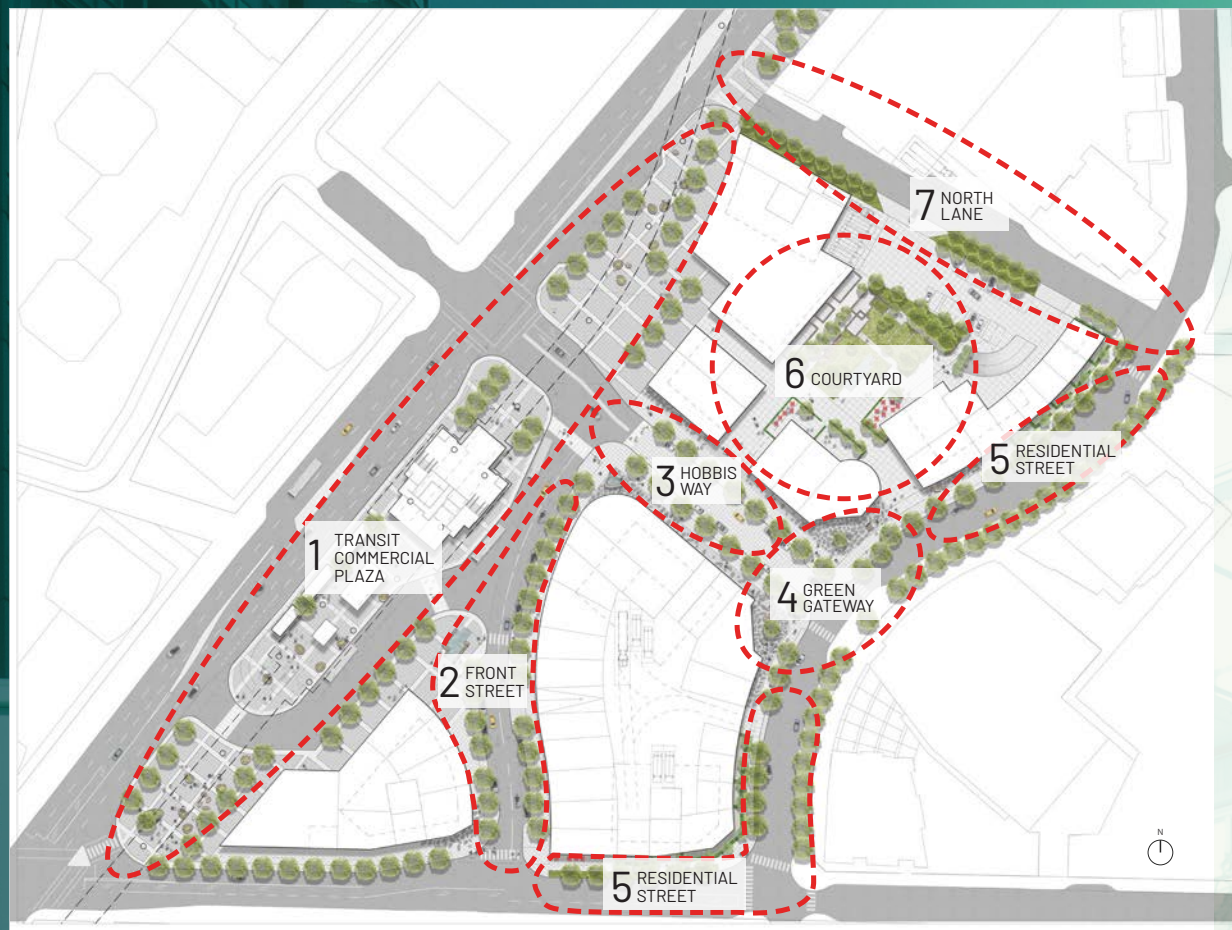
Respecting the rich history of the area and taking cues from nature, the design of the public realm celebrates what makes Coquitlam unique.

Grounded in the importance of connection, community heart has been designed into every corner of the public realm at the new Burquitlam Plaza.

The design takes cues from water running over the stones in the Coquitlam River, offering places for people to pause and reflect.

Burquitlam Plaza' Urban Design Strategy is comprised of the following key components:

- 1 TRANSIT / COMMERCIAL PLAZA
- 2 FRONT STREET
- 3 HOBBS WAY
- 4 GREEN GATEWAY
- 5 RESIDENTIAL STREET
- 6 THE COURTYARD
- 7 NORTH LANE



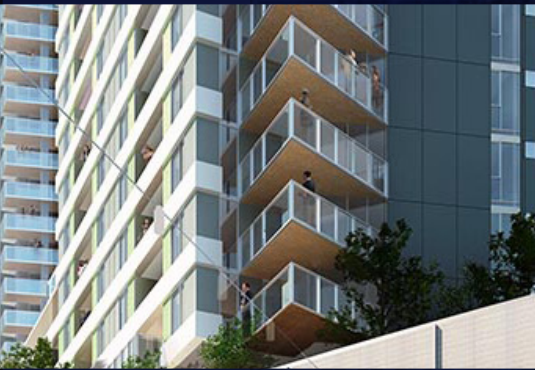
DESIGN INSPIRATION



The proposed building design and massing integrates urban design best practices with sustainable building design principles, including:

1. A stepped back podium that accommodates a mix of uses and active frontages to create vibrancy at the ground level. Uses include retail, restaurants, live-work units and townhouses at grade, with office and residential above.
2. Six high-rise residential towers designed to minimize shadowing, maximize views and mitigate impacts to the adjacent neighbourhoods, while providing needed housing options. Tower heights will vary.
3. A combination of structured and surface parking concealed with active uses.
4. The tower heights are designed to complement the surrounding tower context, limit shadowing on open spaces and provide visual interest through height diversity.

BUILDING MASSING AND DESIGN



Burquitlam Plaza's Urban Design Strategy is comprised of the following key components:

1 - The Transit/Commercial Plaza

The Transit/Commercial Plaza will include a range of public amenities for all demographics and users. This area will be animated throughout the day and include bike storage, retail pavilions, urban sports courts, public art, street furniture, weather and wind protection, nighttime lighting and flexible hardscaping and green space.

2 - Front Street

Front Street, which includes the civic plaza, will be a busy gathering spot and an active retail street, featuring grab-and-go food services and retail stores to support commuters using the transit services. A plaza water feature, along with generous landscaping, sidewalks and canopies, will provide a comfortable, inviting ambiance on Front Street.

3 - Hobbis Way

Hobbis Way will be the community's central thoroughfare. Active in the day and evening, it is the multimodal connector, connecting Burquitlam

station to the YMCA and residences to the east. Hobbis Way will have animated retail frontages with cafés and restaurants, and will feature distinctive decorative lighting, art and generous sidewalks and landscaping.

4 - The Green Gateway

The Green Gateway is a public space that transitions from an urban commercial character to a residential character as you progress towards the residential street to the east. The Green Gateway will have softer treatments, including green landscaping and trees, integrated into the residential street and YMCA development character.

5 - The Residential Streets

The residential streets are intended to be lined with stacked townhouses of a minimum three-storey street wall, providing eyes on the street with entryways that face outward, each with a front stoop providing a place for neighbours to greet each other.

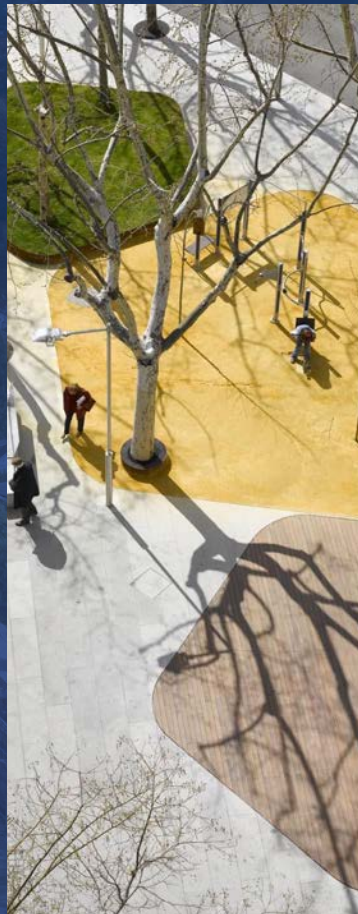
URBAN DESIGN FRAMEWORK

6 - The Courtyard

The courtyard will be a flexible and programmable open space and a lively destination. The built form's porosity allows for a flow of movement between the courtyard, High Street, and North Lane. The landscaped plaza provides a wide range of activities, including covered informal gathering spaces and seating, markets, patios and parking, among others.

7 - The North Lane

The north lane will provide a new sidewalk and a row of trees to provide residents with a friendly mews connection through the site.



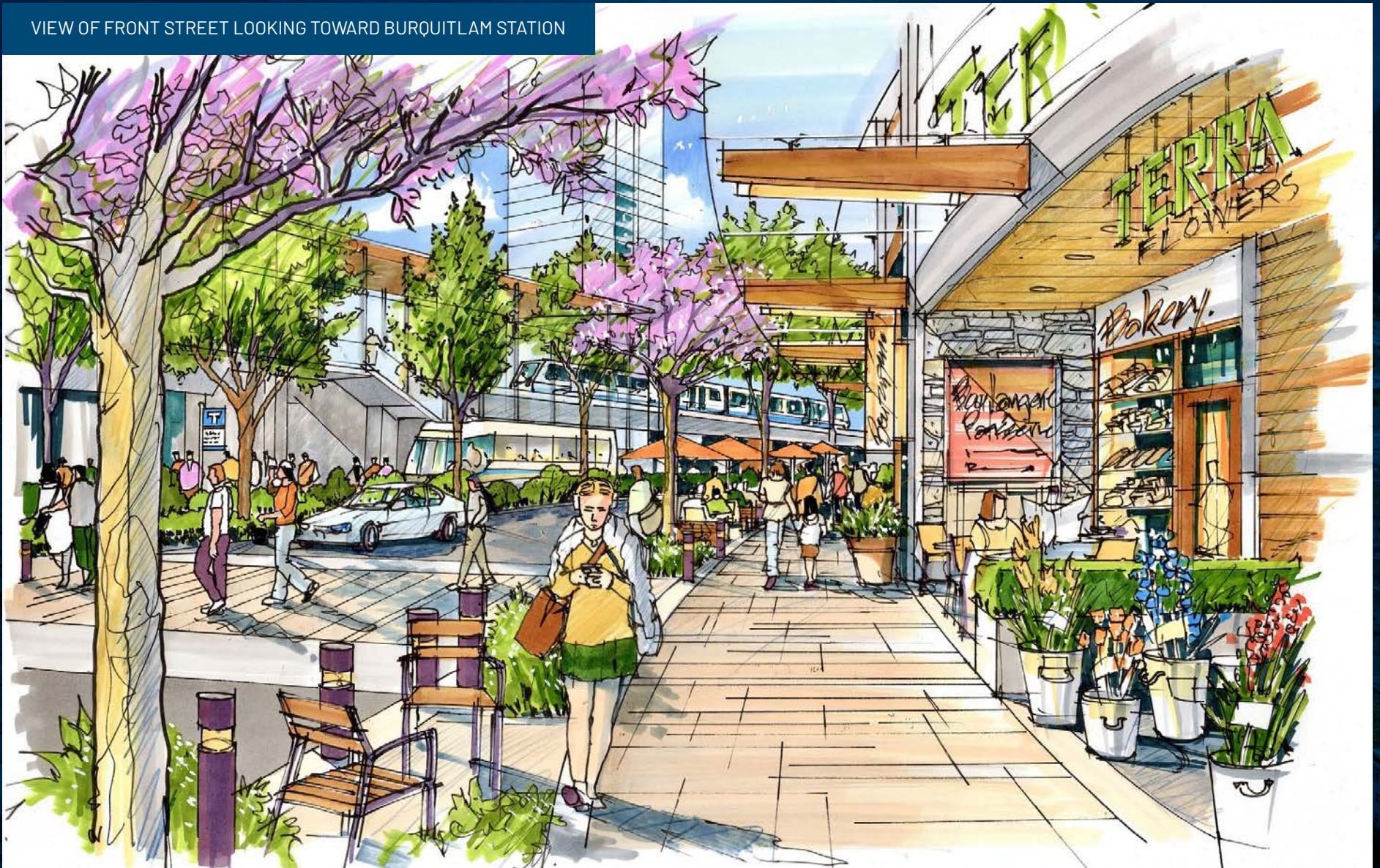
Inspirational Images



	Total Site Area (including SRW)	335,638 sq.ft.
	Residential Gross Floor Area	1,747,319 sq.ft.
	Employment Generating Uses	83,910 sq.ft.
	Total Residential Units	2,212
	Total Gross Floor Area	1,846,009 sq.ft.
	Site Coverage	42%
	Total Floor Area Ratio Target	5.50
	Total Open Space (Ground Level)	44%
	Total Roof Top Amenity Area	46,309 sq.ft.
	Total Vehicle Parking	1,977
	Total Bicycle Parking	2,850

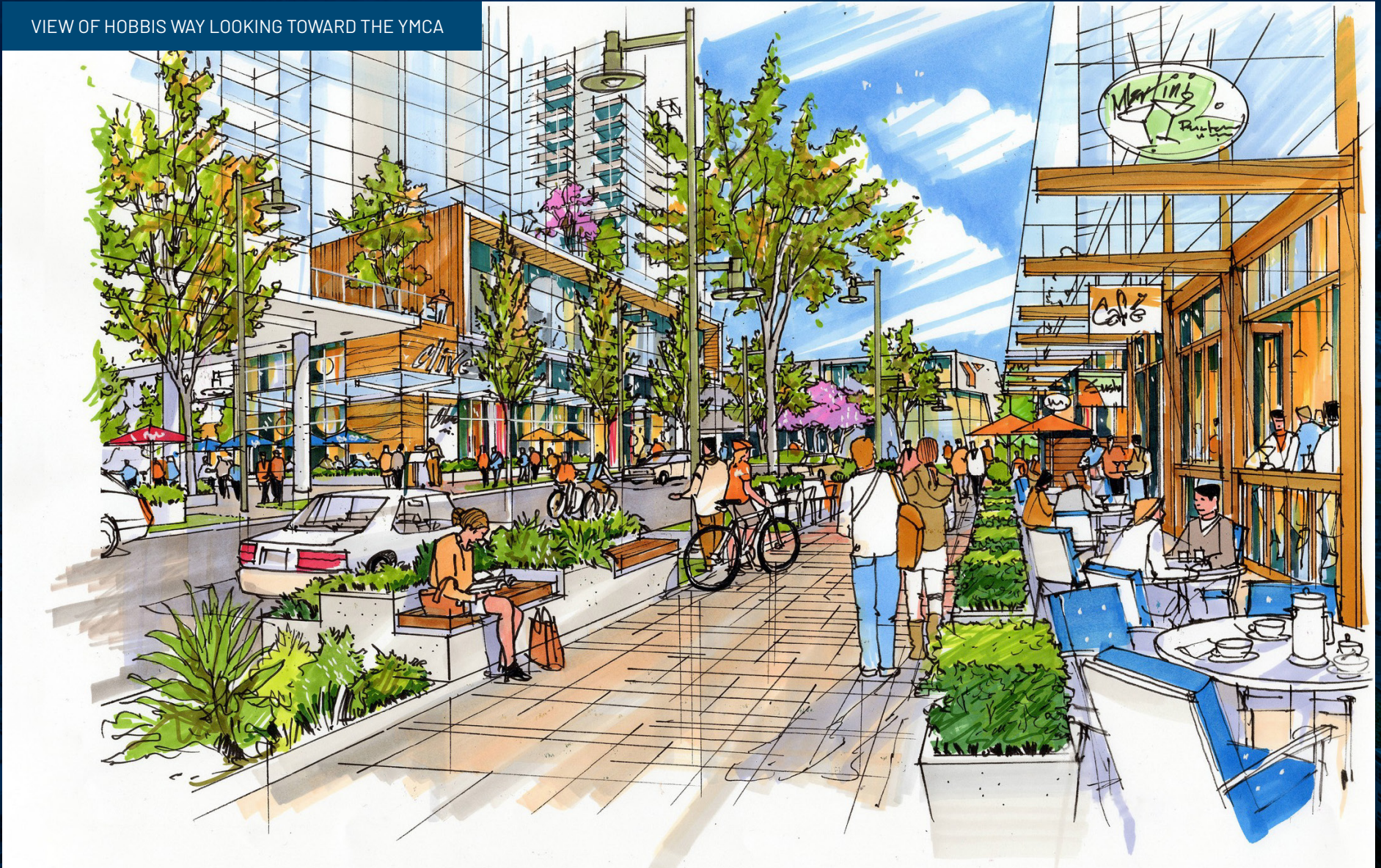
DEVELOPMENT HIGHLIGHTS

VIEW OF FRONT STREET LOOKING TOWARD BURQUITLAM STATION

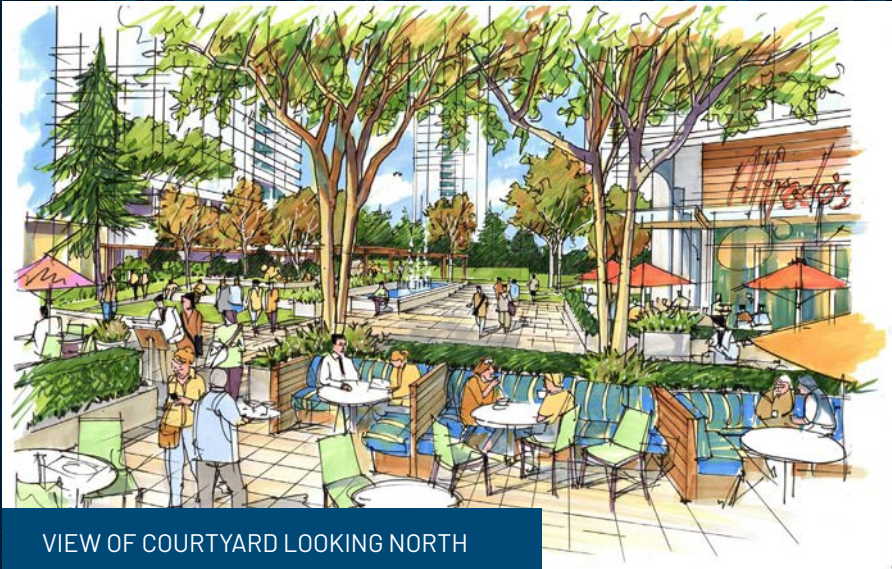


RENDERINGS

VIEW OF HOBBS WAY LOOKING TOWARD THE YMCA



RENDERINGS



VIEW OF COURTYARD LOOKING NORTH



VIEW OF COURTYARD LOOKING WEST



VIEW OF FRONT STREET LOOKING NORTH



VIEW OF HOBBS WAY LOOKING WEST

RENDERINGS

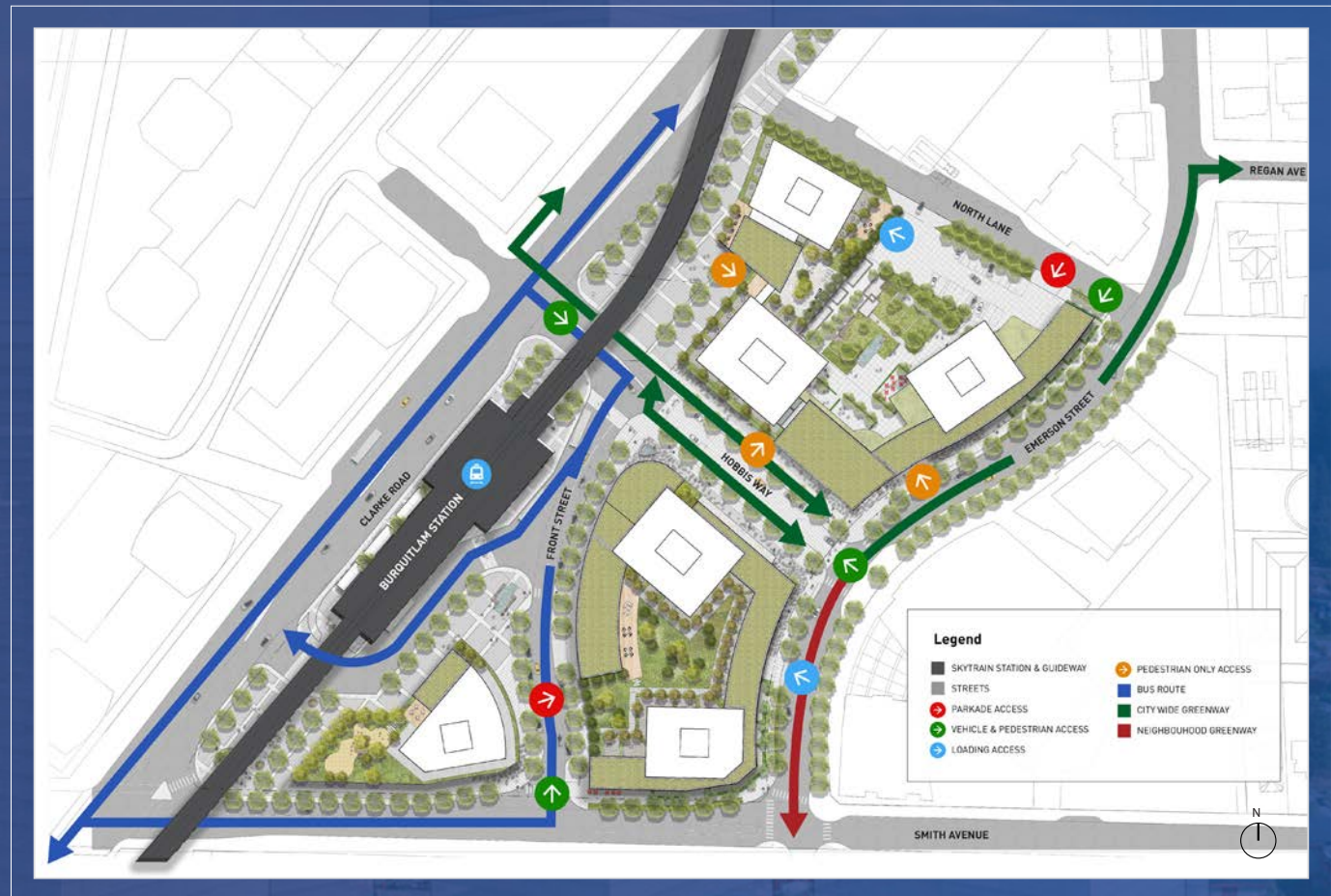


RENDERINGS

The mobility strategy for Burquitlam Plaza is centred on public transit. The Burquitlam SkyTrain Station and bus exchange is a key asset and will have tremendous influence on the travel patterns of the people who choose to live, visit, shop and work here.

The Burquitlam Lougheed Neighbourhood Plan (BLNP) established the base network of new streets and lanes, greenways and cycle routes for this area, which have shaped the footprint of the project.

The Burquitlam Plaza development will provide a much greater degree of connectivity for the surrounding community with the transformation of the existing shopping centre and parking lots to become a neighbourhood of vibrant streets and plazas, creating comfortable and interesting routes for people who walk or cycle to connect to the transit station.



MOBILITY STRATEGY



+ INSPIRATIONAL IMAGES

Highlights

Morguard is committed to developing Burquitlam Plaza as the neighbourhood heart of the Burquitlam-Lougheed community. The following highlights the key public benefits that not only align with the City of Coquitlam's Official Community Plan and Burquitlam-Lougheed Neighbourhood Plan, but set a high bar for future developments within the area.



5% Parkland Dedication
Provided as cash in-lieu



Affordable Housing
0.20 FAR of housing with rates at 25% below market rent as achieved in units located within the same development phase



Priority Unit Types
10% of unit types as 3-bedroom



Community Amenity Contribution
\$69.31 / sq.m of Multi-family GFA up to 2.25 residential FAR (70,157 sp.m) = up to \$4,862,599



Developer Public Art Contribution
A contribution of \$2.90 / sq.m of GFA toward the provision of public art within the site



Bonus Density Charges
As applicable at time of development permit application



Daycare Space
For up to 116 spaces based on a phased development



Civic Facility Space
Up to 15,000 sq.ft. (1,858 sq.m) of space for future civic needs, funded through developer contributed CACs and Bonus Density Charges.



Publicly Accessible Privately Owned Plaza Space
In alignment with the Master Development Plan



New Streets and Bikeways
Hobbs Way will provide a critical connection between Burquitlam Station and the YMCA for pedestrians, cyclists and vehicles



Enhanced Bus Exchange & Transit Routing
Increased capacity at the Burquitlam Station Bus Exchange with routing improvements for the #157 utilizing the new Front Street

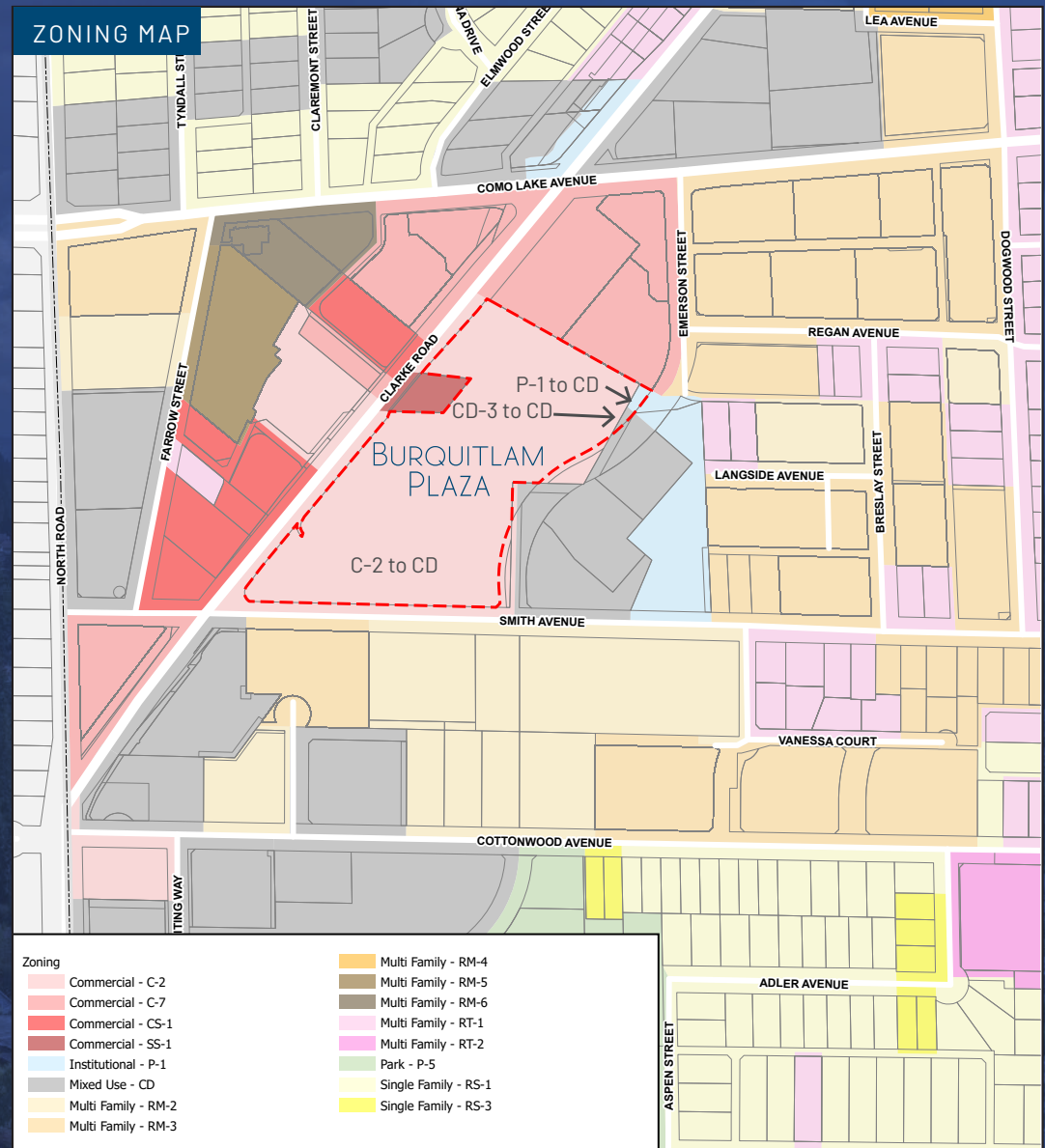
PUBLIC BENEFITS STRATEGY

Existing Zoning

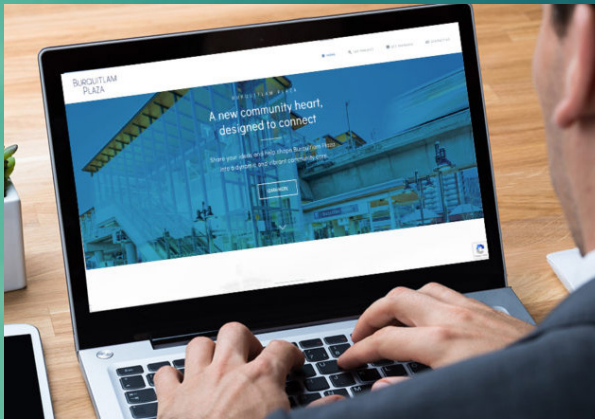
The City of Coquitlam Zoning Bylaw identifies Burquitlam Plaza as C-2 zoning, allowing for one- to two-storey general commercial that takes the form of small shopping centres and neighbourhood shopping facilities. The zoning limits residential uses and only permits low-density development. Smaller remnant parcels along Emerson Street are zoned P-1 and CD-3 and will be consolidated with the site and rezoned to CD. The CD zone will be structured to reflect the C-7 zoning to support the Transit Village Commercial at Burquitlam Plaza.

Proposed CD Transit Village Commercial Zoning

A CD Transit Village Commercial Zoning aligns with the proposed development, intended to promote rapid transit service by encouraging mixed-use development in Neighbourhood Centres to accommodate residential uses, commercial, civic/assembly uses, professional services and a range of amenities and quality-of-life attributes. This zone's emphasis is to minimize the necessity for automobile transportation by providing integrated access to public transit and safe and convenient pedestrian and bicycle routes throughout the neighbourhood.



PROPOSED REZONING



BURQUITLAM PLAZA

THE CONNECTED CORE.

Share your ideas and help transform Burquitlam Plaza into the vibrant core of the Burquitlam neighbourhood.

Burquitlam Plaza will become a sustainable, connected and inclusive area, featuring a diversity of housing options, supported by local services and amenities.

GET INVOLVED:

- Visit www.BurquitlamPlaza.ca and complete the online survey by November 26, 2021.
- Join us at a **Virtual Information Session** Wednesday, November 17, 2021 from 6:30 - 8:30 p.m. Register at www.BurquitlamPlaza.ca
- Email us at engage@burquitlamplaza.ca
- Call us toll free at **877-604-3321**
Hard copy information is available upon request

Morguard

PLEASE VISIT BURQUITLAMPLAZA.CA TO REGISTER AND LEARN MORE

Stakeholder and public engagement is a key component of this project process to ensure a variety of audiences have the opportunity to participate in meaningful discussions and share unique perspectives, ultimately strengthening project decisions and creating a great community.

Due to the risks and challenges associated with hosting in-person gatherings due to the COVID-19 pandemic, engagement to-date has been facilitated through digital and distanced strategies.

Outreach activities



Project website
burquitlamplaza.ca



Geotargeted digital advertisements



Print advertisements



500 postcards handed out at Burquitlam Station



4,878 postcards mailed to adjacent homes and businesses



Information package available digitally and hard-copy



Email invitations to stakeholder and community groups

Engagement activities



24-hour virtual chat
burquitlamplaza.ca



24-hour phone line
+1 (877) 604-3321



Project email address
engage@burquitlamplaza.ca



Email subscribe list



Virtual information session



Online survey



Stakeholder meetings

ENGAGEMENT PROCESS

Feedback summary

Neighbourhood convenience uses (banks, specialty markets, bike repair, etc.) were ranked as most important to consider as we transform Burquitlam Plaza, followed by bicycle and pedestrian connections.

Shopping (convenience, grab and go, specialty and locally owned) was ranked as the most desired experience and amenity by survey respondents, followed by community spaces (library, theater, meeting spaces, co-working spaces).

Walking, driving and the SkyTrain are the most common modes of transportation for traveling around and within Burquitlam Plaza.

Walking, the SkyTrain and buses were identified as the most important transportation options for Burquitlam Plaza.

21 virtual information session attendees

60 online surveys completed

58 email update subscribers



The top five themes of questions and comments received



Transportation Network



Public Realm



General Support for the Project



Amenities and Green Space



Retail, Commercial & Dining

ENGAGEMENT SNAPSHOT

GET IN TOUCH

For more information, please visit www.burquitlamplaza.ca or contact:

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