

2.3.1 Land Use Designations

Land Use Designations are a classification that determines the type of existing or intended future use a property can have and describes the general intent, building types, and densities for different locations. Land Uses are essentially layered over the zoning that applies to properties, as described in the following section. The following Land Use Designations apply within the Burquitlam-Lougheed area and are illustrated on the land use concept (Schedule A).

These designations help to implement the Plan's policies and are based on the Land Use Designations in the *Southwest Coquitlam Area Plan* (SWCAP).

For further detail on Land Use Designations see SWCAP, Section 2.3, Policy CC1.



Transit Village Commercial - provides for the development of medium-and high-density Transit-Oriented Developments that accommodate residential uses, retail, commercial, professional services and a range of public amenities.



Neighbourhood Centre - provides for medium-density Mixed-use Development that accommodates residential, retail and commercial uses.



High Density Apartment Residential - accommodates apartment developments in tower forms in areas of high activity.



Medium Density Apartment Residential - accommodates townhouse and apartment developments at medium densities from three to eight storeys.



Low Density Apartment Residential - allows for multi-family residential use at lower densities up to two storeys.



Townhousing - provides a lower rise form of townhouse/rowhouse residential development, encouraging larger dwelling units suitable for family accommodation.



Neighbourhood Attached Residential - provides for innovative, small scale housing types that can be accommodated through a variety of building arrangements.



One-Family Residential - accommodates single-family residential homes on separate lots. Local commercial development is also accommodated, under specific circumstances, in this designation.



School - accommodates public and private educational institutions.



Civic and Major Institutional - accommodates civic and institutional buildings, sites and utilities.



Parks and Recreation - delineates those lands being used or intended to be used as public parks, oriented to formal and informal leisure activities, and active recreation.



Extensive Recreation - accommodates large outdoor recreational uses and limited associated facilities such as golf courses, marinas and sports clubs.



Natural Areas - delineates lands intended for protection and to remain in a natural state. "Natural Areas" provide habitat for wildlife and fisheries values and may include lands that have high environmental value and sensitivity, or are hazardous to development due to potential for land slippage, erosion, debris flows, or flooding. These lands may be used for passive recreation uses such as wildlife viewing, trails, and complementary minor structures.