



Welcome to our Information Session!

Official Community Plan Review Project

Why We're Here:

This is your opportunity to learn more about the Interim Official Community Plan (OCP) format and structure and share your feedback on this important document.

A more comprehensive OCP review and update is planned to begin in 2027.

The City has streamlined the OCP to make it easier for staff, developers and the public to use. The City is **not**:

- Making changes to or seeking feedback on land use, or
- Creating new policy directions

Unless required or necessitated by provincial housing legislation.

Today's Agenda:

- View the presentation boards and draft Interim OCP
- Speak with staff
- Provide feedback using sticky notes
- Take our survey at [LetsTalkCoquitlam.ca/OCP](https://lets-talk-coquitlam.ca/OCP) by December 3



Planning 101:

What is an Official Community Plan (OCP)?

An Official Community Plan (OCP) describes the long-term vision for the City, describing where, when and how growth will occur.

The vision, goals, objectives and policies guide decision-making around planning and land use management.

What information is included in an OCP?

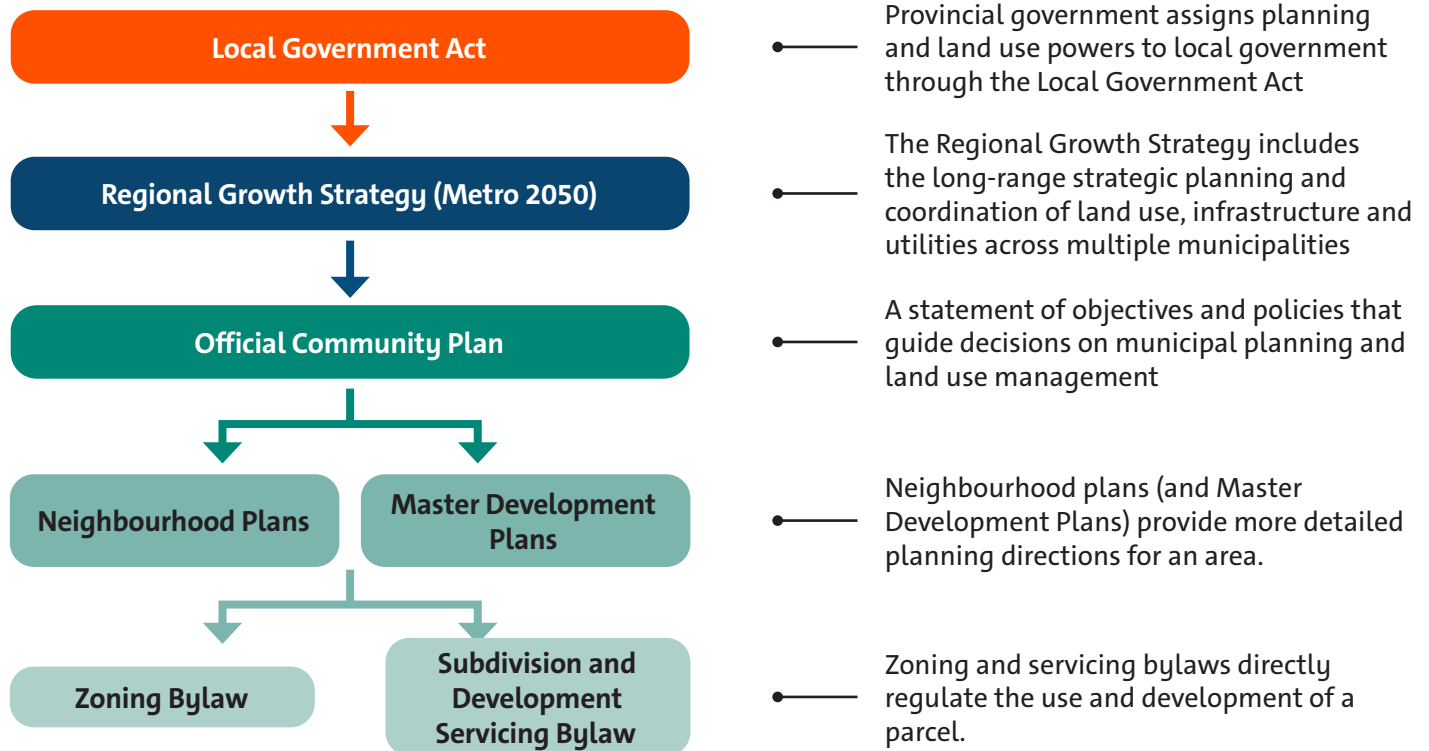
An OCP must identify:

- Residential, commercial, industrial, agricultural, or recreational areas
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development
- Locations for public facilities
- Major transportation, water and sewer infrastructure

The OCP must also include:

- Housing policies for affordability, rental housing and special-needs housing
- Greenhouse gas emissions targets
- A Regional Context Statement

Legal Planning Framework



Planning 101:

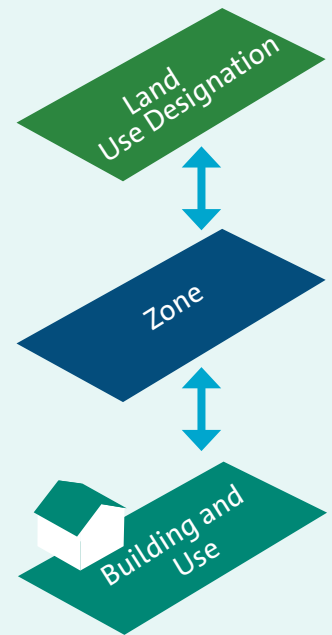
What are Land Use Designations?

- Describes the existing or intended future use of land across the city and guides how different areas can develop over time.
- Each designation outlines the general types of buildings and activities that may be supported, such as residential, commercial and industrial.

What is Zoning?

Specifies permitted uses, lot sizes, and the height, setbacks and density of buildings permitted on a parcel

- Can also specify other regulations, such as how much shared or private space a development must include for people to use and enjoy.
- All rezoning applications must be consistent with the land use designation in the OCP.

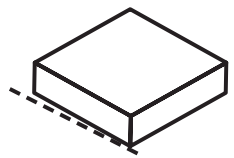


What is Density?

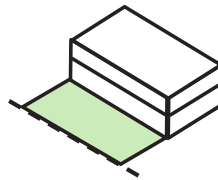
Density is the allowable floor area that can be built on a property, typically measured by a ratio called Floor Area Ratio (FAR).

FAR Example:

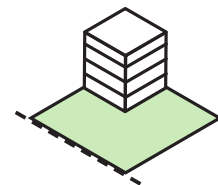
- If a lot is 10,000 sq. ft. and the maximum FAR is 2.0, the maximum allowable floor area that can be constructed is 20,000 sq. ft. Additionally, lot coverage shapes building height.



1 story
(100% lot covered)



2 storeys
(50% lot covered)



4 storeys
(25% lot covered)



Floor Area Ratio (FAR) – defines the amount of building floor area that can be built on a lot expressed as a ratio of total floor area over the lot area.

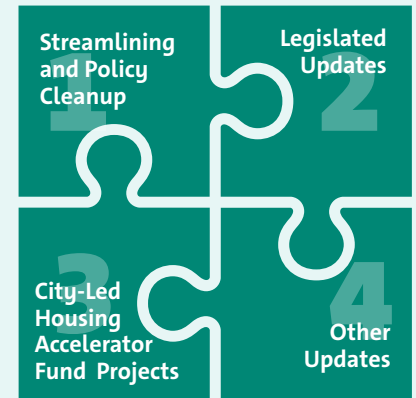
Floor area (and the building itself) may be further shaped by the Zoning Bylaw regulations of building setbacks, height, and lot coverage (percentage of a lot that is covered by a building).

About the OCP Review Project

The City originally began this project in 2023 to streamline the Official Community Plan (OCP).

Since then, provincial housing legislation, the federal Housing Accelerator Fund (HAF), and the regional plan Metro 2050 have introduced additional changes or requirements.

To address these changes, the project is organized into **four parts**:



Part 1: Maintains the original intent of the project to streamline the existing OCP document, including:

- Restructuring to make it easier to use
- Consolidating to reduce repetition
- Reformatting to clarify policy directions



Part 2: Brings in the required or necessitated changes from the provincial housing legislation to the OCP, including:

- Transit-Oriented Areas
- Small-Scale Multi-Unit Housing
- Housing Needs Report



Part 3: Supports the integration of City-led projects (Housing Accelerator Fund initiatives) that may require OCP amendments, including:

- Urban Design Guidelines Update
- Southwest Shoulders and Corridors
- Rental Incentives Program Review



Part 4: Incorporates additional necessary updates, including:

- Regional Context Statement
- Process and operational improvements for the long-term maintenance of the OCP

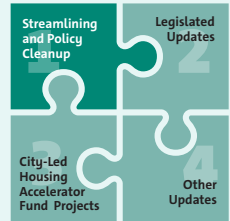


Housing Accelerator Fund:

A Federal grant program to help municipalities streamline planning and boost housing supply.



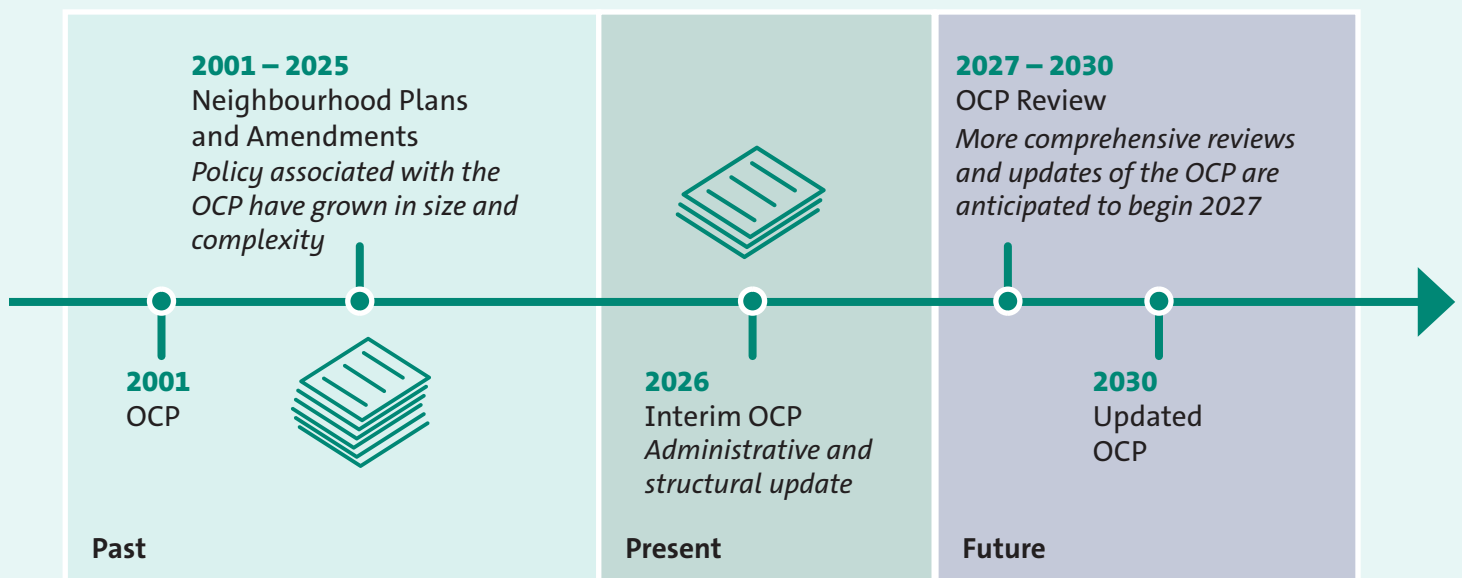
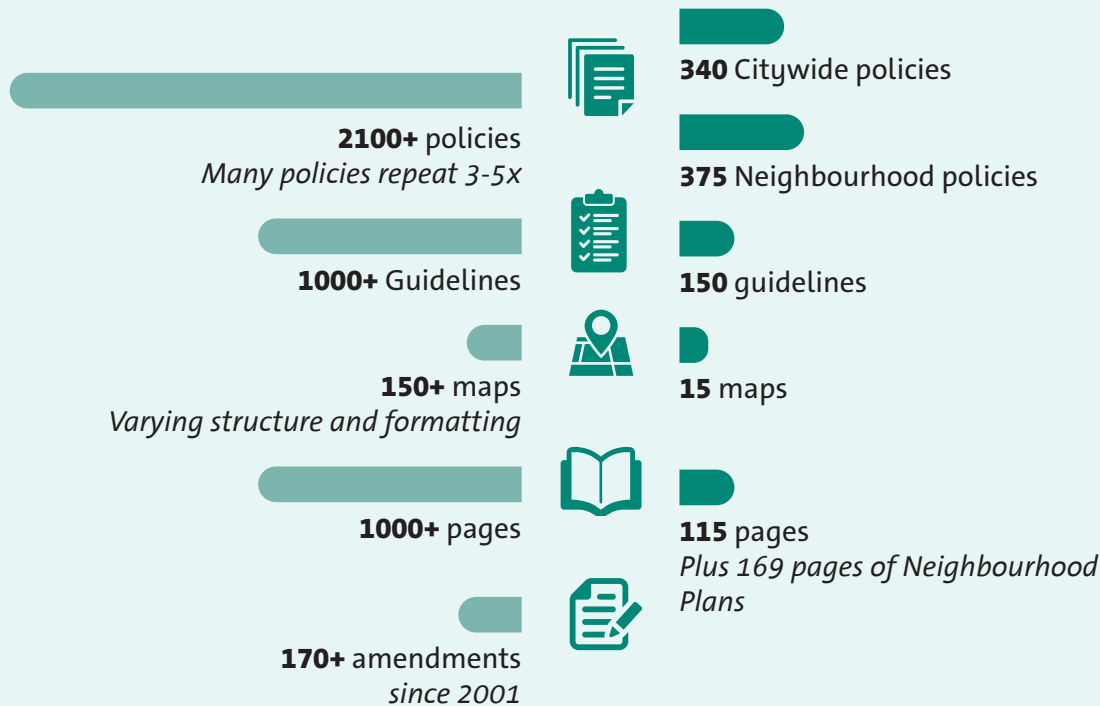
Streamlining the OCP



2001 Existing OCP

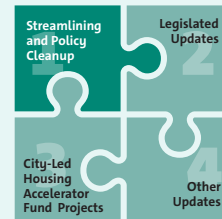


2025 Interim OCP



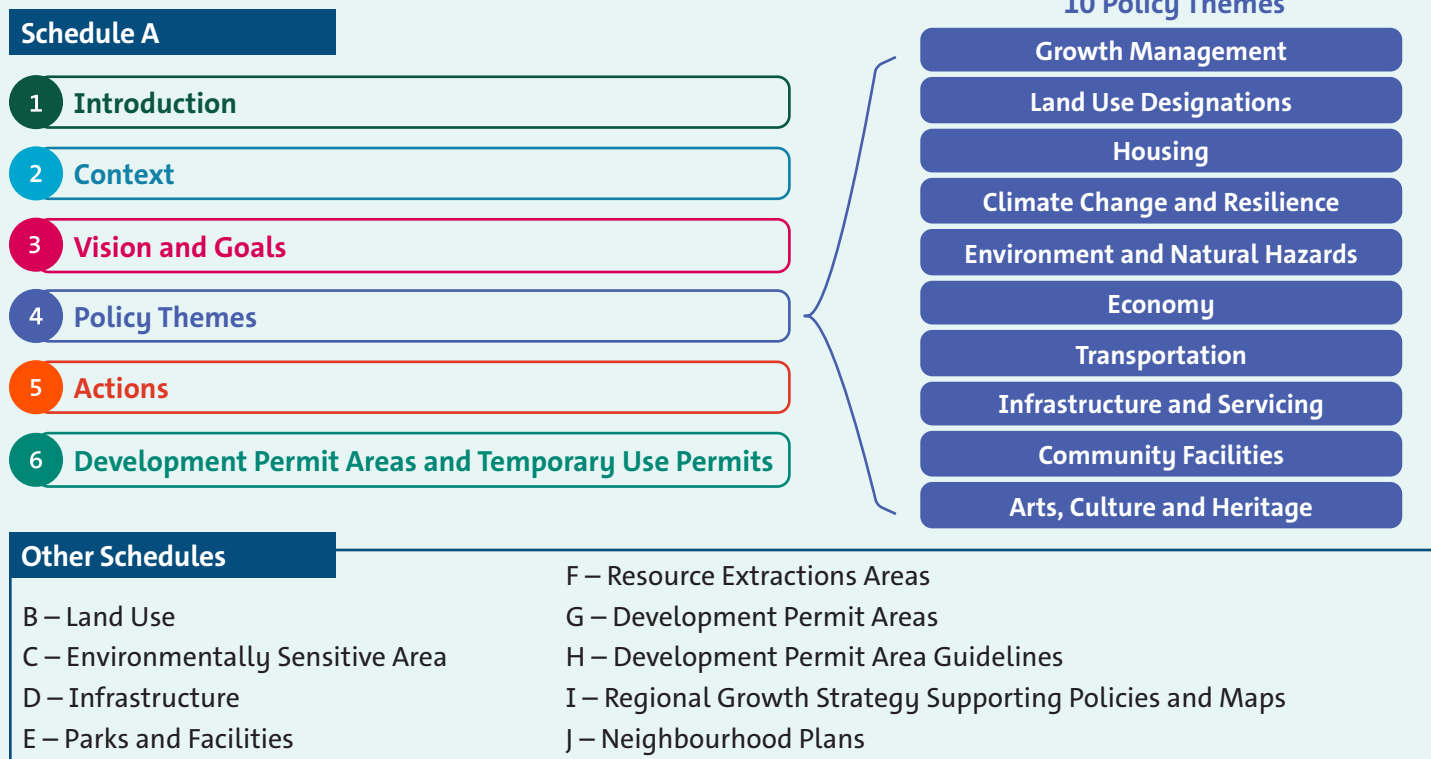
Streamlining the OCP

We're transforming the OCP into a streamlined, clearer, and more user-friendly document through three main actions:



1. Restructure

Simplify the organization and layout. Group all policies into 10 policy themes. Map schedules also organized thematically and made citywide for consistency and ease of use.



2. Consolidate

Merge similar and duplicate land uses and policies, consolidate maps and make citywide.

Existing Policies:

Plan	Location	#
BLNP	3.6.2 Cycling Policies	3.6.2.c)
BLNP	3.6.2 Cycling Policies	3.6.2.e)
CCAP	5.1.2 Micromobility	5.1.2.k)

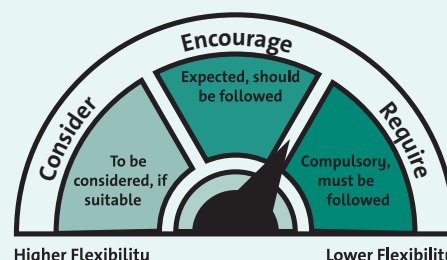
Consolidated Policy:

4.7.1.4 Policy: Regional connections

Encourage partnerships with other municipalities and TransLink to establish an active transportation network that links seamlessly to regional destinations.

3. Reformat

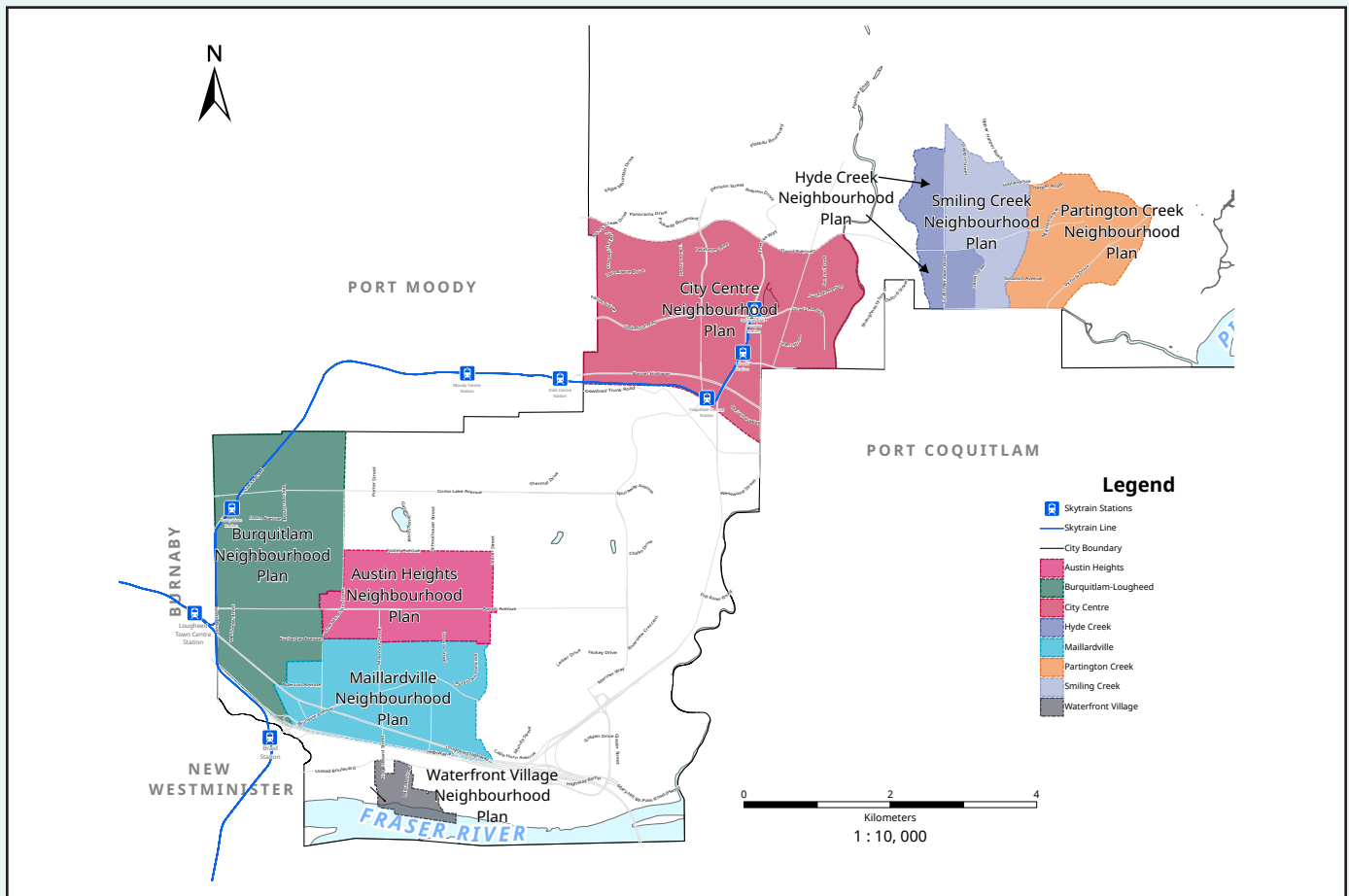
Use standard format for each policy to establish a clear policy intent.



Streamlining the Neighbourhood Plans



As part of the OCP Streamlining and Policy Clean-up, area or site specific policies that could not be consolidated into the Interim OCP were retained in neighbourhood plans, located in Schedule J, that were restructured to follow the same policy themes as the OCP to support ease of use.



Schedule J

Plan Context

Eight neighbourhood plans follow this structure

1 Introduction

2 Policy Themes

3 Appendices

9 Policy Themes

Land Use

Urban Design

Community Facilities

Transportation

Infrastructure and Safety

Climate Change and Resilience

Environment and Natural Hazards

Economy

Arts, Culture and Heritage





Vision

Coquitlam is a place of distinctive, vibrant and connected neighbourhoods that offer diverse opportunities to live, learn, work and play, through a lens of environmental stewardship.

Goals



1. Create a complete community

Making complete neighbourhoods that are vibrant, family-friendly and connected



2. Foster a sustainable economy

Cultivating local and regional destinations that support and revitalize neighbourhoods and leverage community heritage



3. Protect the environment

Conserving existing environmental assets and strengthening resiliency to climate change and natural hazards



4. Provide diverse housing choices

Building diverse housing that helps create complete communities and social opportunities



5. Support sustainable transportation options

Connecting people and goods through a variety of ways that are quick, easy and environmentally responsible



6. Provide high quality amenities, services and infrastructure

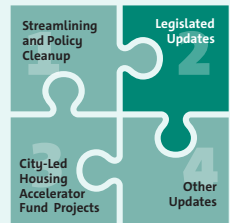
Enhancing livability with quality parks, civic facilities, streets, services and other infrastructure



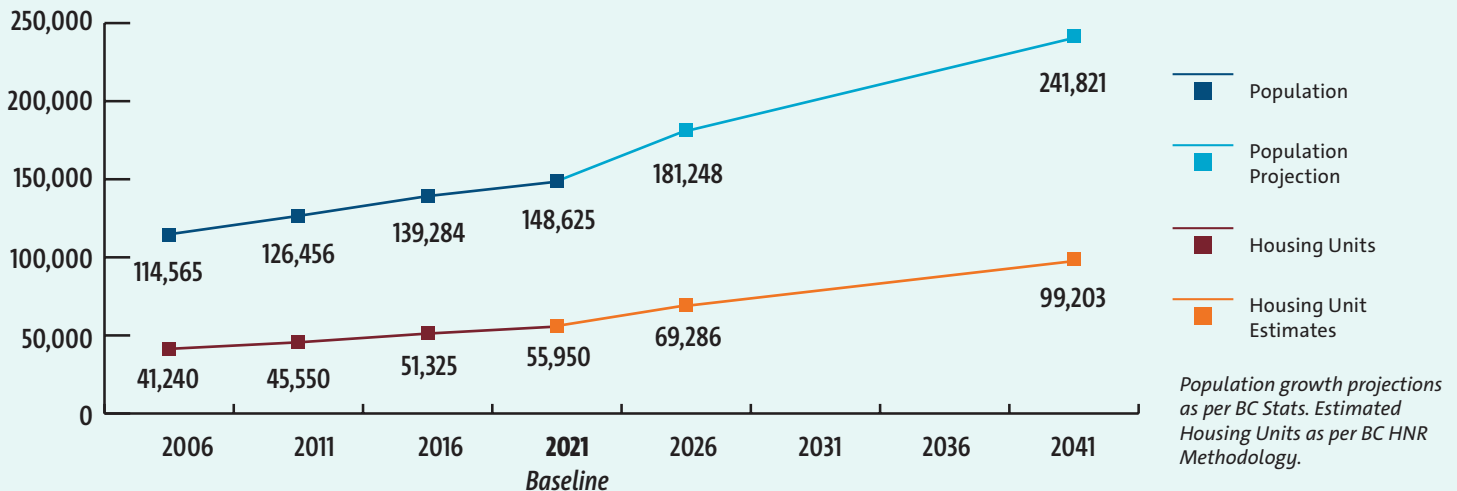
Housing Needs Report

What is a Housing Needs Report (HNR)?

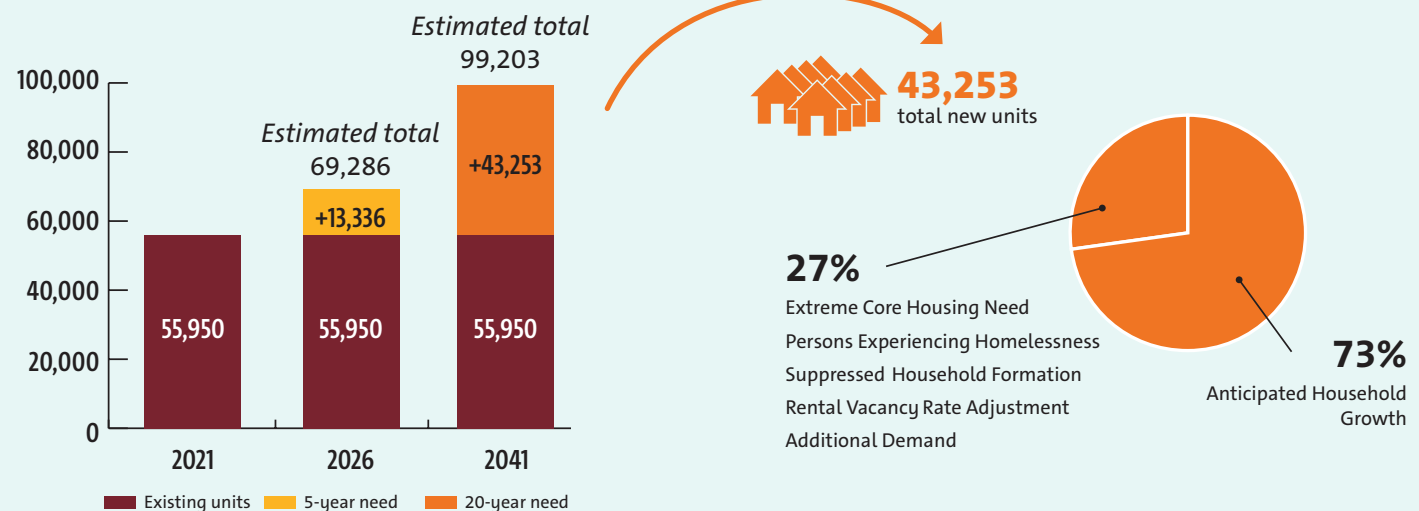
- Estimates how many new homes are needed over the short term (5 years) and long term (20 years) to meet anticipated population growth and current housing deficits
- Required to be updated every 5-years, as per legislation, and informs community planning and OCP policy



Population Growth Projections and Estimated Housing Needs



Projected Housing Need

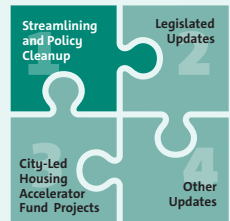


What is a Housing Target Order?

- Through the new housing legislation the Province can set housing targets for specified municipalities. Coquitlam received a Housing Target Order in September 2025.
- Housing targets require municipalities to build a specific number of new homes within a set timeframe based on housing needs
- Reflects 75% of total housing needs estimates
- Municipalities required to submit progress reports annually



Consolidation of Land Use Designations

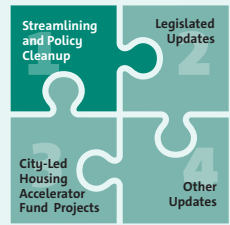


Current Land Use Designation	Proposed Land Use Designation
1 Agricultural	1 Agricultural
2 Rural Residential and Resource	2 Rural
3 Rural Resource	
4 Suburban Residential	
5 Mobile Home Park	3 Mobile Home Park
6 Estate Single Family	4 Small-Scale Residential
7 Executive Single Family	
8 Large Single Family	
9 One-Family Residential	
10 Baycrest Low Density Residential	
11 Neighbourhood Attached Residential	
12 Cluster Housing	
13 Compact Low Density Residential	
14 Compact One-Family	
15 Large Village Single Family	
16 Small Village Single Family	
18 Low-Density Apartment (MNP Only)	
36 Local Commercial	
17 Conventional Townhomes	5 Townhouse Residential
18 Low-Density Apartment	
19 Low Density Apartment Residential	
20 Street-Oriented Village Homes	
21 Townhousing	
22 Townhousing Residential	
23 Urban Townhousing	
24 Medium-Density Apartment	6 Medium-Density Residential
25 Medium Density Apartment Residential	
26 High Density Apartment (NWCAP only)	
26 High Density Apartment	7 High-Density Residential
27 High Density Apartment Residential	
28 Neighbourhood Centre	8 Neighbourhood Centre

Current Land Use Designation	Proposed Land Use Designation
29 City Centre Commercial	9 Transit-Oriented Mixed-Use
30 Transit Village Commercial	
31 Downtown Core	10 City Centre
32 Civic and Major Institutional	11 Institutional
33 Civic Facilities	
34 School	
35 School/Park (SD43 owned)	
27 Neighbourhood Commercial	12 Commercial
38 General Commercial	
39 Service Commercial	
40 Extensive Recreation	13 Commercial Recreation
41 Business Enterprise	14 Business Enterprise
42 Industrial	15 Industrial
35 School/Park (City owned)	16 Park and Recreation
43 Environmentally Sensitive Area (complete parcel only)	
44 Natural Areas	
45 Open Space	
46 Protected Resource – Watershed	
47 Linear Park	
48 Neighbourhood Parks and Natural Open Space	
49 Parks and Open Space	
50 Parks, Recreation and Natural Areas	
51 Parks and Recreation	
57 Area Under Study	
58 Special Study Area	
52 Development Reserve	17 Development Reserve
53 Village – High Density	
54 Village – Low Density	
55 Village – Medium Density	
51 Park and Recreation (in Riverwalk only)	18 Transit-Oriented Area Reserve
NEW	



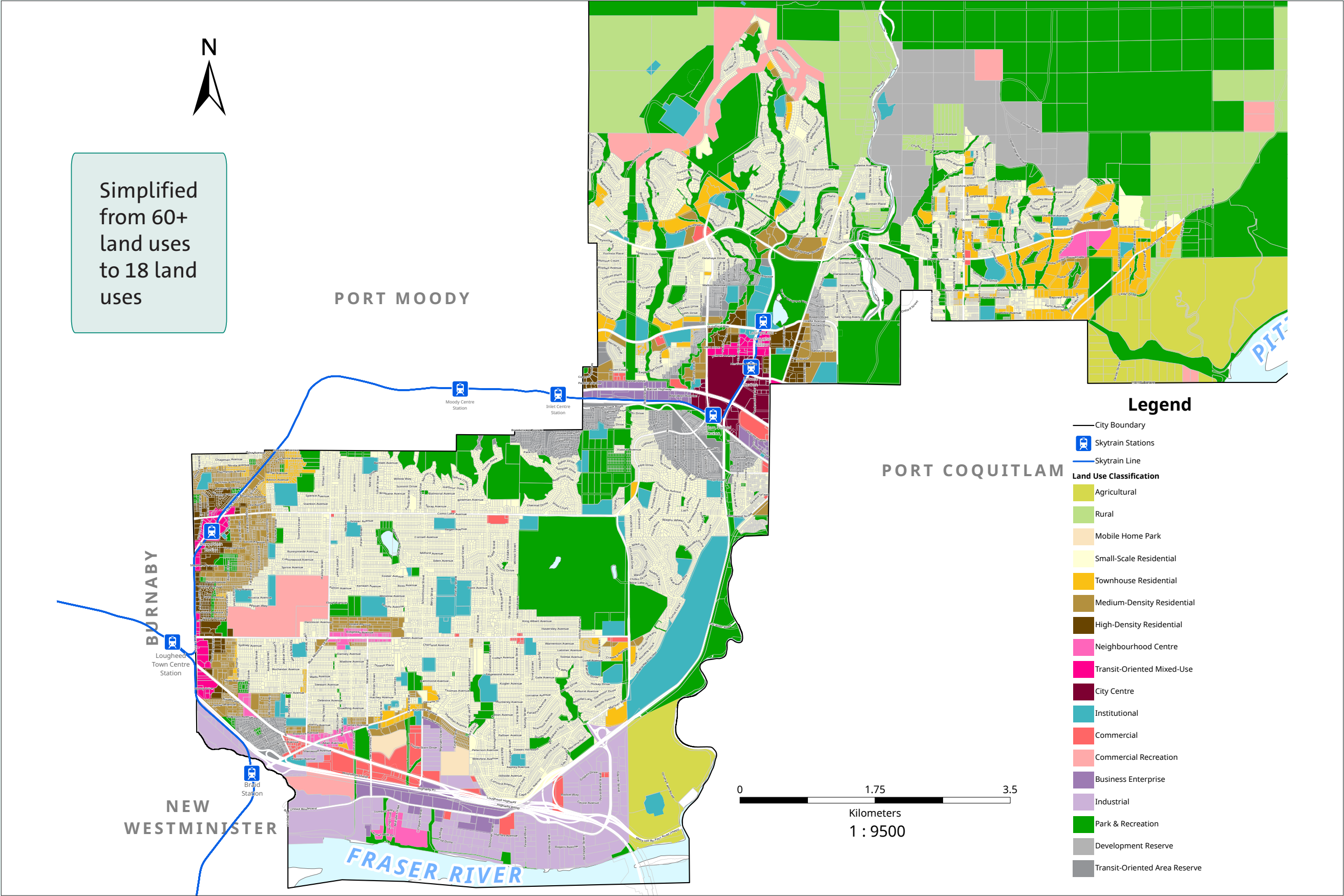
Land Use Designations Summary



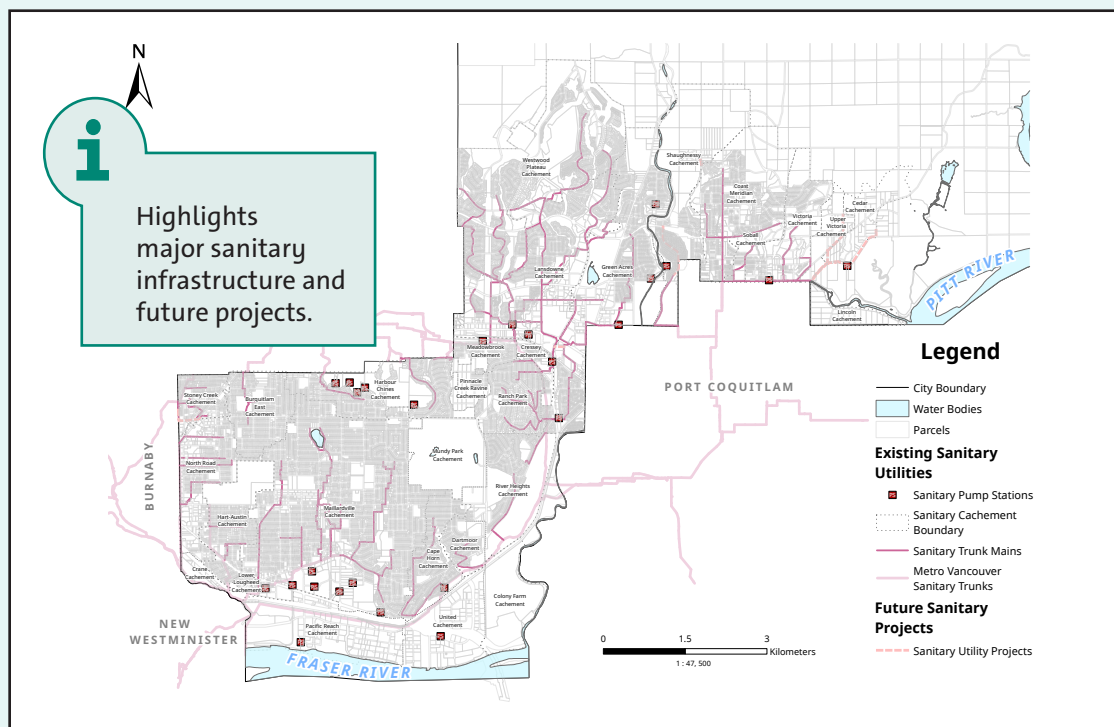
-  **Agricultural** — Protects lands for agricultural use inside the Agricultural Land Reserve (ALR).
-  **Rural** — Accommodates unserviced or partially serviced lands that may be suitable for limited, rural residential development or natural resource extraction.
-  **Mobile Home Park** — Accommodates the residential use of multiple mobile homes in an urban setting.
-  **Small-Scale Residential** — Accommodates small-scale residential development. Local-serving commercial uses are supported.
-  **Townhouse Residential** — Accommodates ground-oriented residential development, typically in a townhouse or stacked townhouse form. Local-serving commercial uses are supported.
-  **Medium-Density Residential** — Accommodates attached multi-unit residential development up to 12-storeys. Accessory local-serving commercial uses are supported.
-  **High-Density Residential** — Accommodates attached multi-unit residential in close proximity to major transit routes and community facilities. Accessory local-serving commercial uses are supported.
-  **Neighbourhood Centre** — Accommodates a mix of residential, commercial, civic and community facility that serve the daily needs of the local population.
-  **Transit-Oriented Mixed-Use** — Promotes complete, high-density mixed-use development, near and supportive of frequent transit services. Accommodates residential, commercial, civic and community amenity uses.
-  **City Centre** — Promote high-density, mixed-use development that contains employment-generating uses. Accommodates commercial, residential and civic uses within this land use.
-  **Institutional** — Accommodates civic uses, community amenities and public utilities. Affordable housing developments may be supported as an accessory use.
-  **Commercial** — Accommodates a wide range of low-density commercial uses, including local-serving retail and services as well as regional shopping centres. Accessory residential use also supported.
-  **Commercial Recreation** — Accommodates private recreational uses that require extensive open space, such as firing ranges, golf courses, marinas and sports clubs.
-  **Business Enterprise** — Accommodates low-impact industrial uses such as logistics, distribution, production, research and development, with accessory office use. Accessory commercial uses that facilitate local industry are supported.
-  **Industrial** — Provides for a range of industrial uses, such as goods production, distribution, repair, warehousing and supporting functions while minimizing potential impacts on adjacent lands.
-  **Park and Recreation** — Provides for a network of parks and recreation facilities that support formal and informal leisure activities, active and passive recreation opportunities, as well as lands intended to remain in a natural state, provide habitat for wildlife and fisheries, or are hazardous to develop.
-  **Development Reserve** — Identifies areas intended for future urban development, which require additional planning work to determine actual permitted land uses.
-  **Transit-Oriented Area Reserve** — Identifies areas within 800m of an existing frequent transit stations which are intended for higher density development but have yet to be planned.



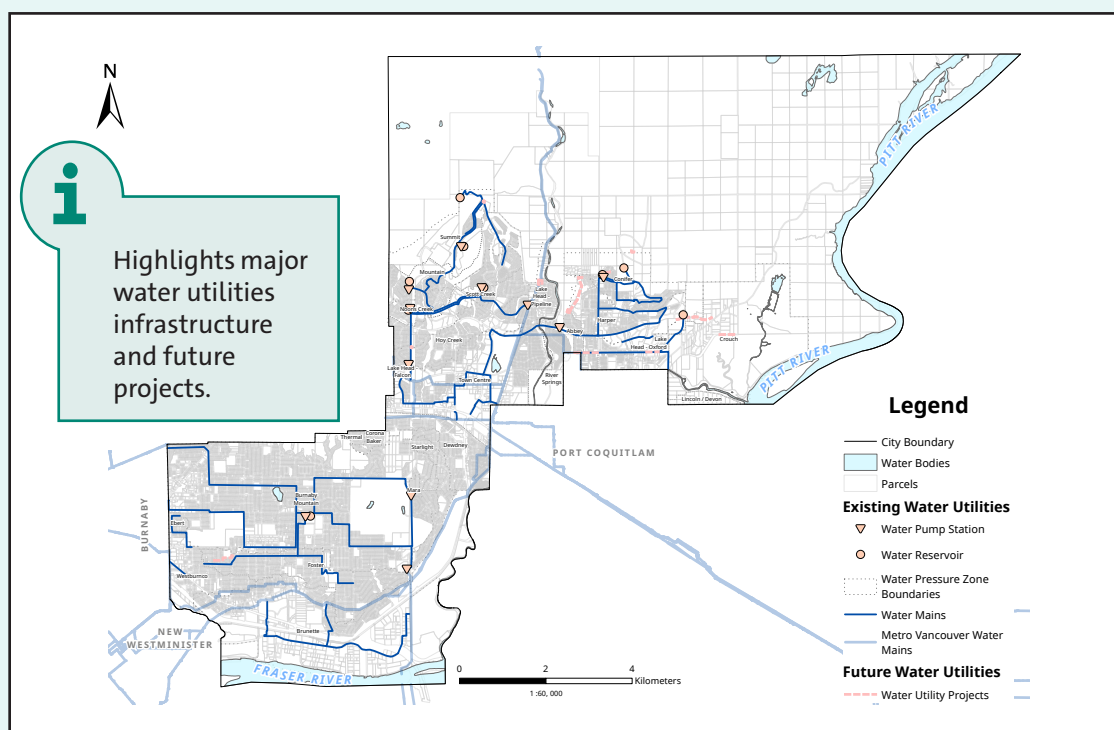
Land Use Designations



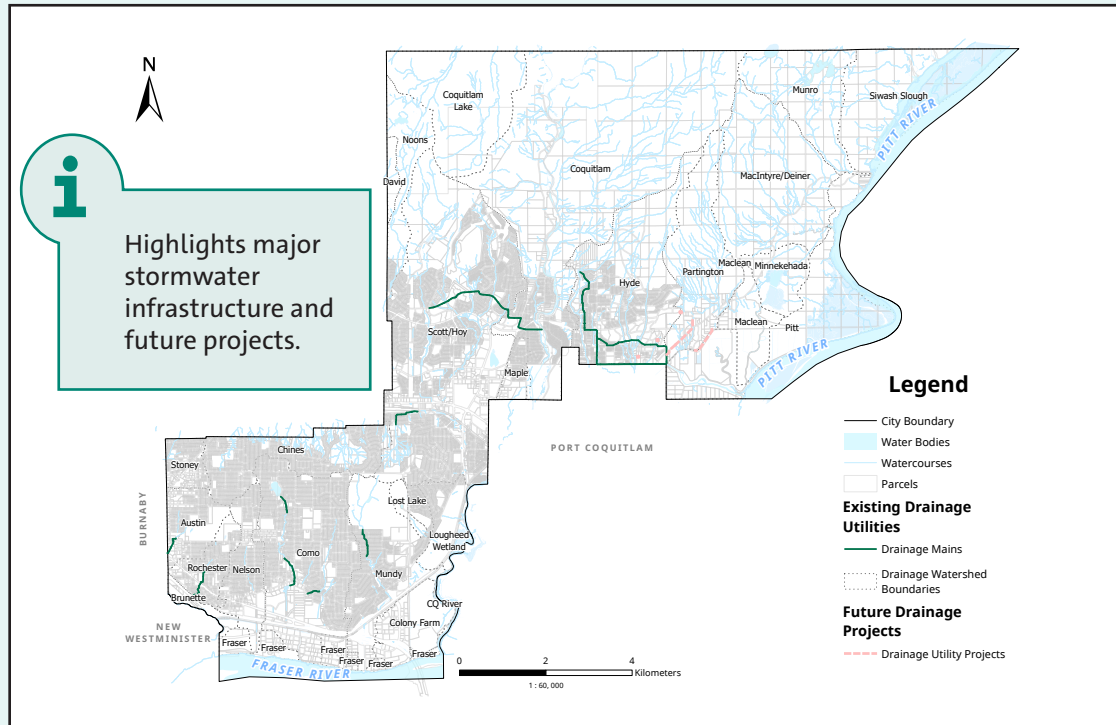
Sanitary Infrastructure



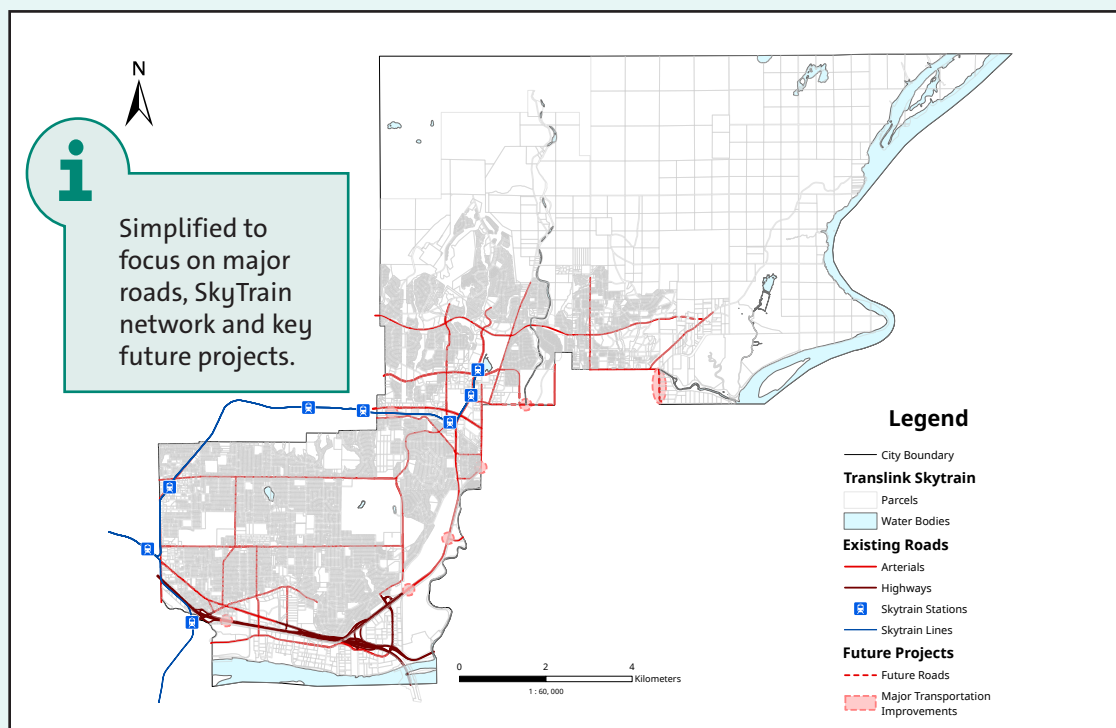
Water Infrastructure



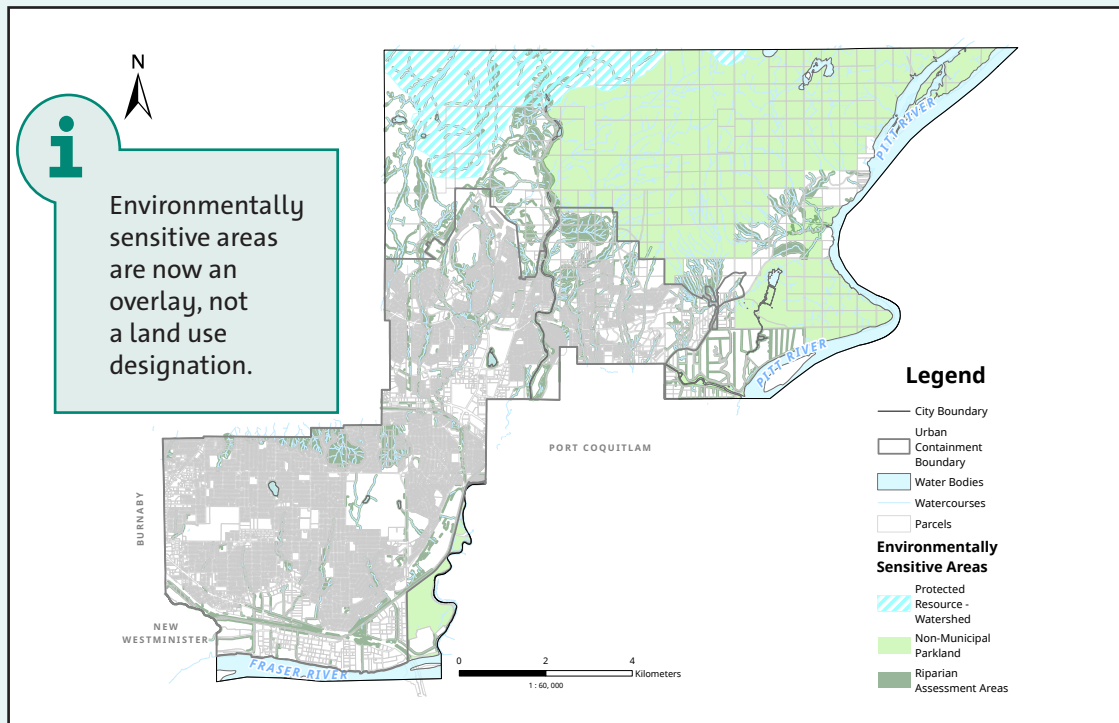
Drainage Infrastructure



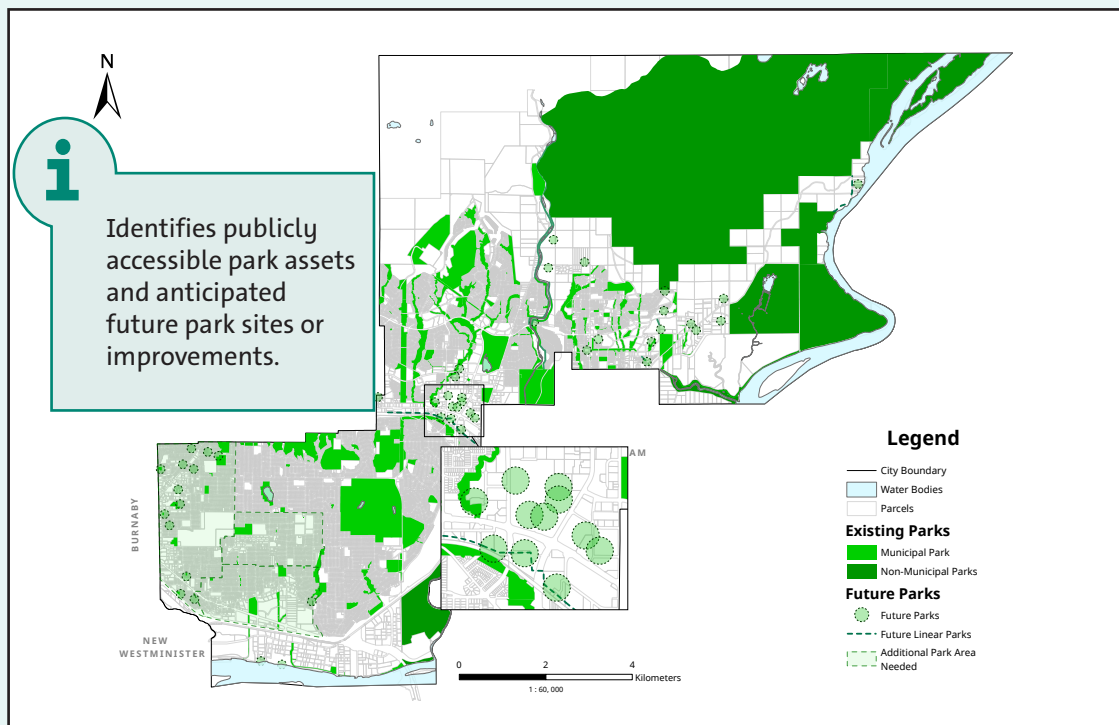
Transportation



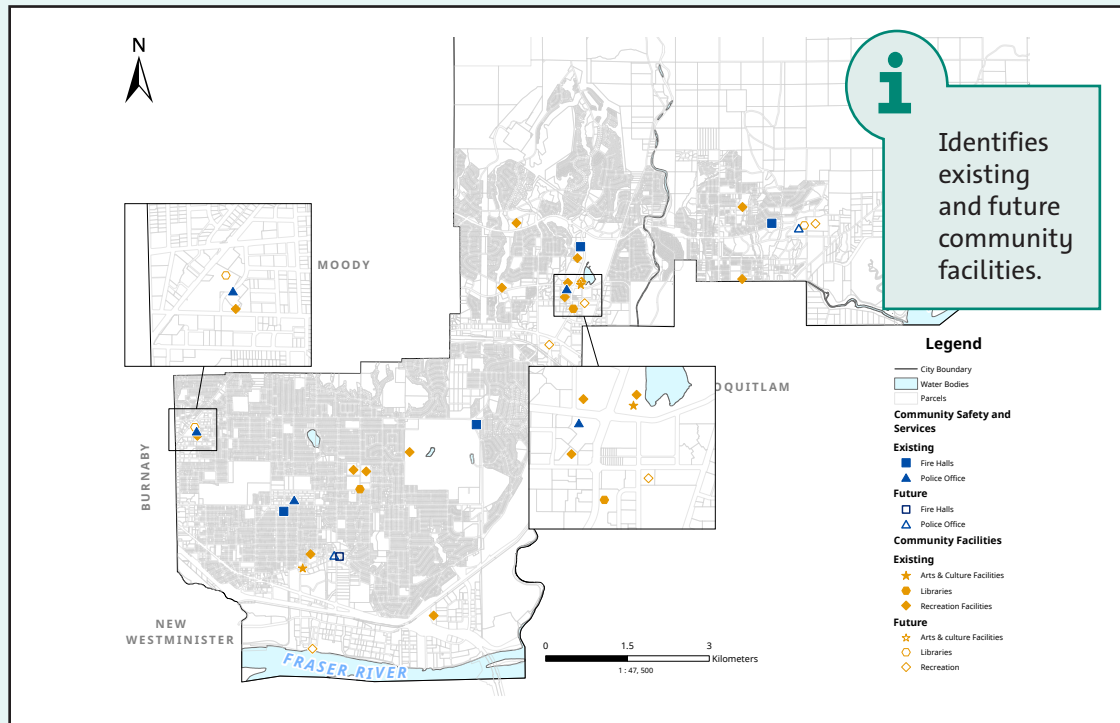
Environmentally Sensitive Areas



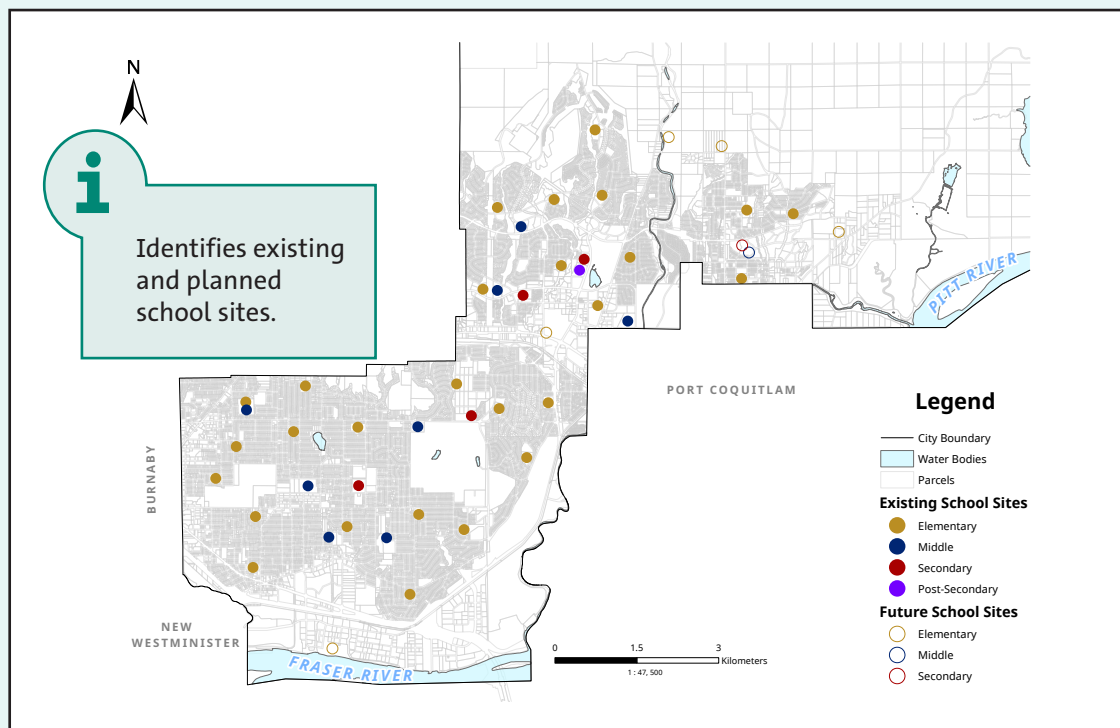
Parks



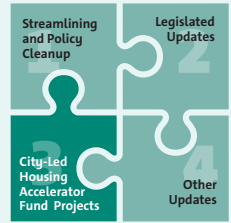
Community Facilities



School Locations



Development Permit Areas



Within Coquitlam, there are four Development Permit Areas (DPA):

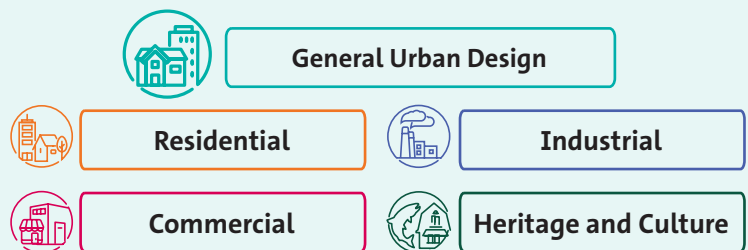
1. **Urban Design**: Guides the form and character of development
2. **Watercourse Protection**: Protects the natural environment, its ecosystems and biological diversity
3. **Wildfire Hazard**: Protects development from hazardous conditions that increase the risk of wildfire
4. **Unstable Slopes**: Protects development from unstable slopes resulting from the area's former use as a gravel pit

Urban Design Guidelines Update

The Urban Design Guidelines Update is one of the City's Housing Accelerator Fund Action Plan Initiatives.

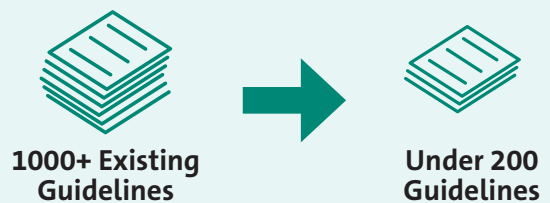
Restructure:

The guidelines are organized as General Urban Design directions, followed by use-specific guidelines that apply to specific land uses and activities on a site.



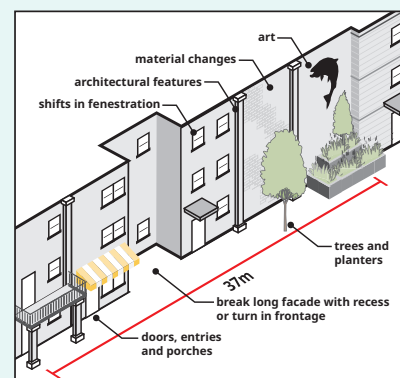
Consolidate:

Over 1,000 guidelines have been consolidated to under 200.



Reformat:

Images have been updated to support development applications and to enhance the clarity of the guidelines.



Example Illustration



Alignment with Metro Vancouver



What is a Regional Growth Strategy?

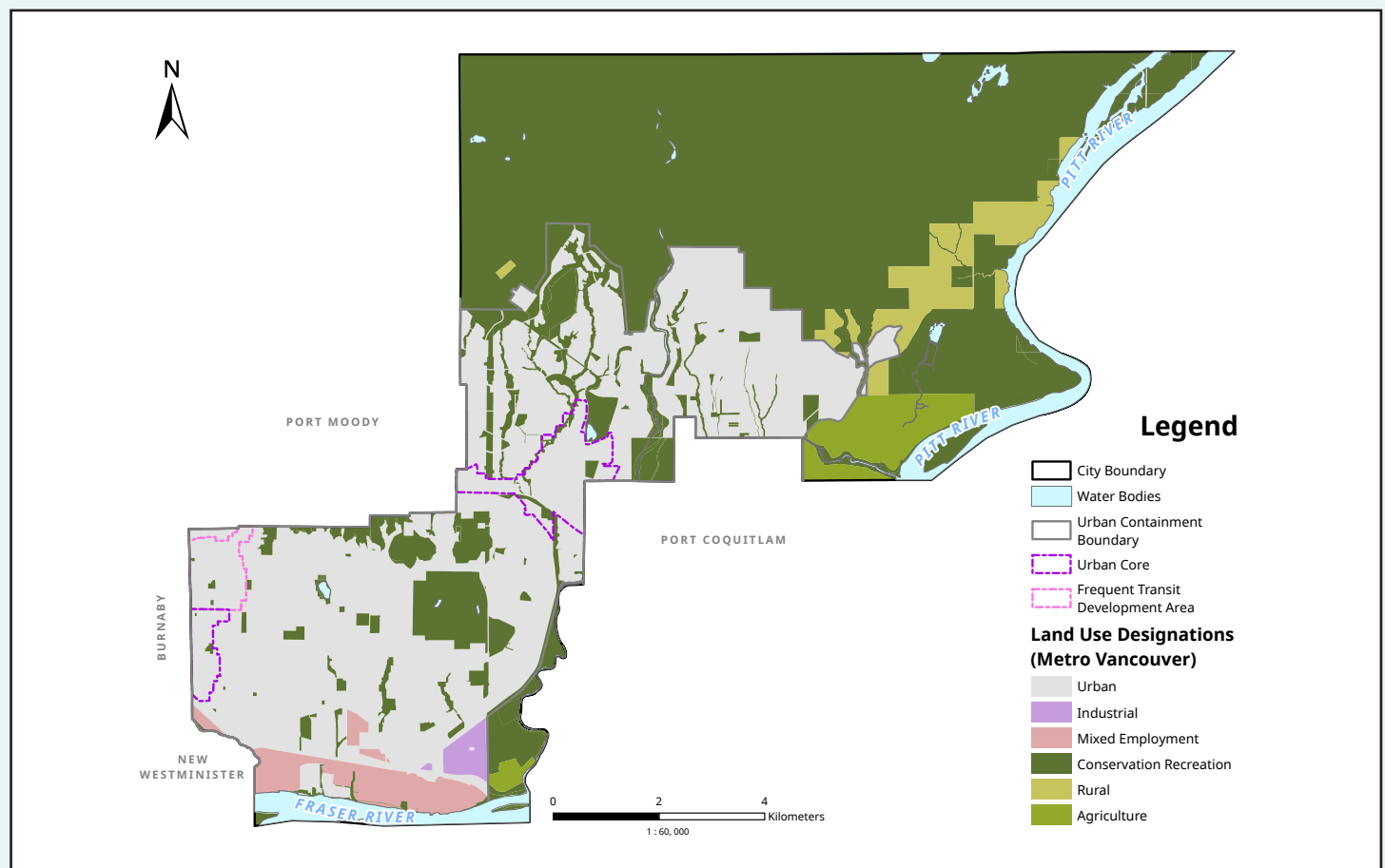
Metro Vancouver's Regional Growth Strategy (RGS) *Metro 2050* outlines vision for growth in the region. It contains goals, strategies, and policies to realize the regional vision for growth.

What is a Regional Context Statement?

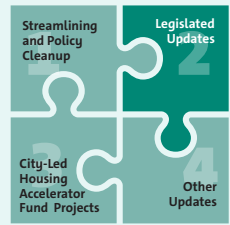
The Regional Context Statement (RCS) presents how Coquitlam's OCP align with the vision, goals and growth targets identified in *Metro 2050*. All municipalities must adopt a RCS in their OCP.



RCS MAP Regional Growth Strategy Land Use



Small-Scale Multi-Unit Housing: Proposed Land Use and Supporting Policies



To meet provincial requirements, the City of Coquitlam must allow small-scale multi-unit housing – up to four dwelling units per property – on most single-family lots. On June 9, 2025, City Council approved changes to the Zoning Bylaw to support this shift. Next, we’re updating the City’s Official Community Plan to align with these changes. This includes revising land use designations in low-density residential areas and developing policies to help guide future small-scale residential development and rezoning.

Proposed Land Use Designation

To align with provincial requirements, improve clarity, and remove redundancy, areas currently designated for single-family, Neighbourhood Attached Residential, and Local Commercial land uses are proposed to be designated Small-Scale Residential.

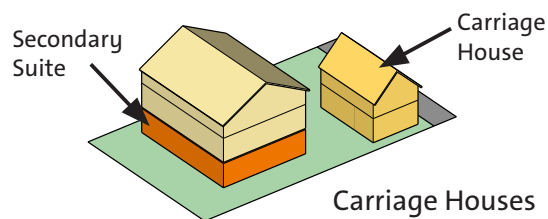
What is Small-Scale Multi-Unit Housing?

The Province defines Small-Scale Multi-Unit Housing as a range of housing options that are typically ground-oriented and generally compatible in scale and form with established single-family and duplex neighbourhoods. Examples include secondary suites, carriage houses, garden cottages, duplexes, triplexes, and fourplexes. For simplicity, the City uses the term Small-Scale Residential to describe this type of housing.

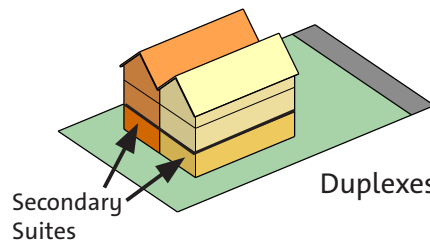
Estate Single Family	Cluster Housing	Low-Density Apartment (Maillerville Neighbourhood Plan area only)
Executive Single Family	Compact Low Density Residential	Local Commercial
Large Single Family	Compact One-Family	
One-Family Residential	Large Village Single Family	
Baycrest Low Density Residential	Small Village Single Family	
Neighbourhood Attached Residential		



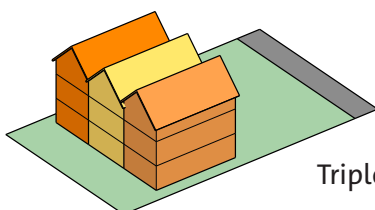
Small-Scale Residential



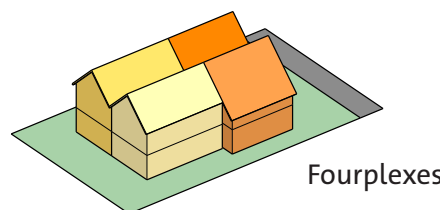
Carriage Houses



Duplexes



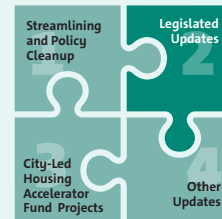
Triplexes



Fourplexes



Policies to Guide Future Development and Subdivision



What considerations should be given to small-scale residential developments? Where should intensive small-scale residential development, i.e. small-scale developments greater than four units (previously referred to as multiplex residential) be considered? Where should subdivision occur? Where should local commercial uses be considered under Small-Scale Residential?

The following proposed or existing OCP policies provide policy guidance to answer these questions:

Topic	Policy (Proposed or Existing)
Small-Scale Residential Development on Arterials and Double-Fronting Sites on Collectors	(PROPOSED) Encourage small-scale residential development along arterial streets and double-fronting lots located on collectors by supporting additional density in these locations. This will support more efficient growth near these major transportation routes, and improve the public realm by reducing driveway accesses, where feasible.
Site Access	(EXISTING) Require vehicle site access to be from a lane, where feasible, before considering the next lowest street classification type (i.e., local before collector), and discourage vehicle access from arterial streets or access routes that cross micromobility paths.
Subdivision	(EXISTING) Consider local context, including existing lot size, setbacks, built form and landscaping, when considering subdivision applications.
Local-serving commercial	(EXISTING) Encourage small-scale, local-serving commercial developments along arterial or collector streets to provide amenities within walking distance of residential areas. The exceptions to this policy are locations within walking distance of a Neighbourhood Centre, where local commercial should be directed to the Neighbourhood Centre to maintain a centre's role as the community focal point.

* Upcoming Townhouse, Rowhouse and Intensive Small-Scale Residential Review!

Targeted for 2026, City staff will begin a review of policies and regulations related to townhouses, rowhouses and intensive small-scale residential (formerly known as multiplex housing). This review will closely examine how these housing types are addressed in the Official Community Plan. For now, the proposed policies for intensive small-scale residential development are intentionally limited. This is to allow for a more thorough and informed update once the full review is complete.

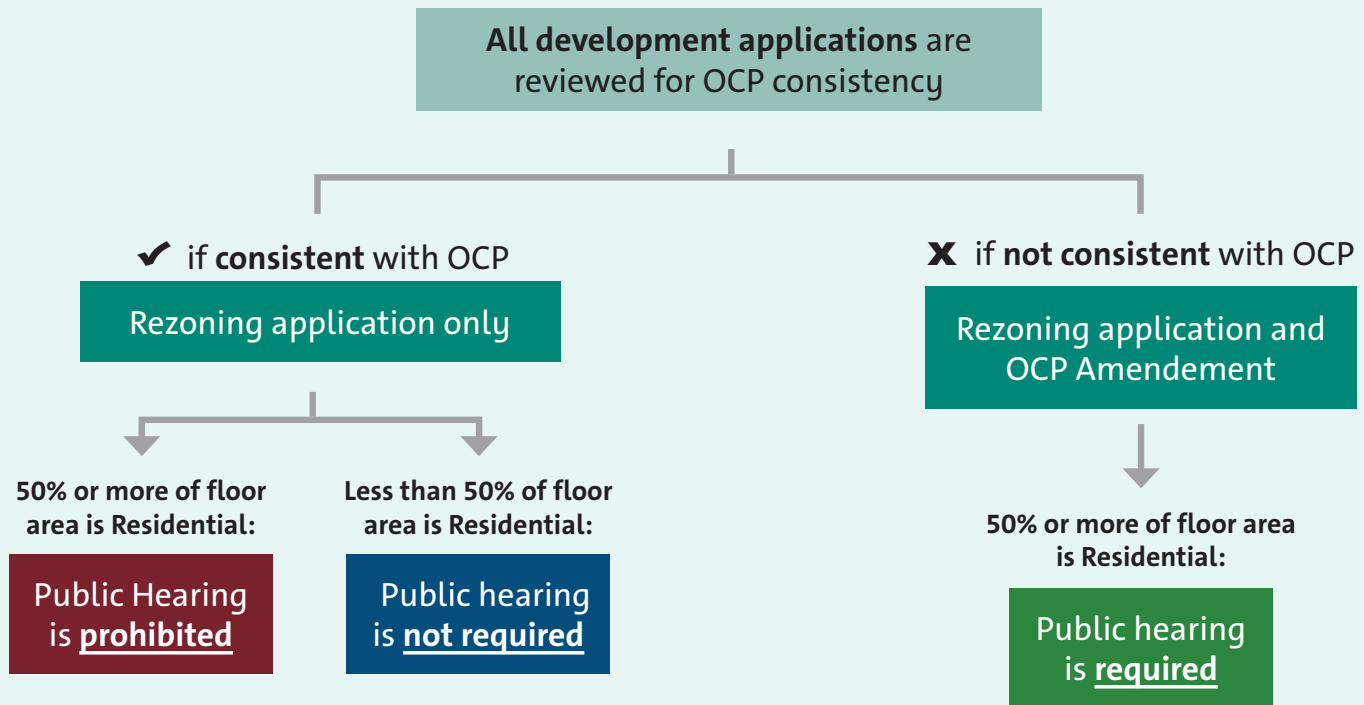
Share Your Feedback on the Proposed New Small-Scale Policy!
Call us at 604-927-3700, email HousingChanges@coquitlam.ca or scan the QR code.



Development Applications and Public Hearings

Rezoning

Under the Provincial Housing Legislation, to speed up the planning and building of homes, one-off, site-by-site public hearings for rezonings have been phased out for housing projects that are consistent with the OCP.



OCP Amendments

Amendments to the OCP may be considered to take advantage of new opportunities that advance the OCP's vision/goals and intent.

Amendments could be:

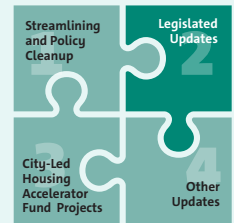
- **Privately-initiated**, to change the Land Use Designation of a parcel; or
- **City-initiated**, e.g. new neighbourhood plan.

All OCP amendments are required to:

- Notify and consult with affected groups*, as per LGA Section 475.
- Public Hearing

**affected groups may include: adjacent landowners, adjacent municipalities, school board, First Nations, etc.*

Transit-Oriented Areas Update

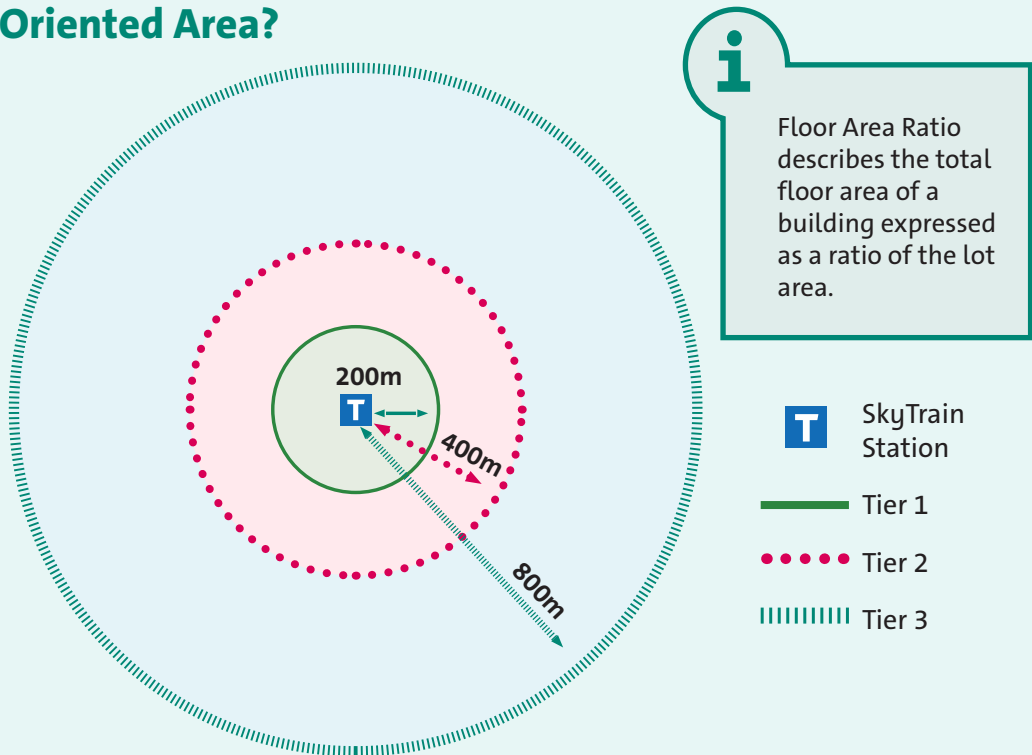


Provincial housing legislation has brought new rules for development within 800 metres of SkyTrain stations – called **Transit-Oriented Areas**. To address these new rules, we’re updating land uses and policies in our Official Community Plan through the Transit-Oriented Areas Update. We are also looking at land uses and policies to guide future development in nearby **Southwest Shoulders** (areas next to the Burquitlam and Lougheed Transit-Oriented Areas) and **Corridors**, including Austin and Como Lake Avenue.

In Transit-Oriented Areas, proposed changes are necessary to meet provincial requirements, limiting our ability to respond to public input on these changes. In Southwest Shoulders and Corridors, public input is helping shape the plan.

What is a Transit-Oriented Area?

The Province defines Transit-Oriented Areas as areas within 800 metres of a SkyTrain station.



Tier	Prescribed distance from Station (Metres)	Minimum density the City must allow (Floor Area Ratio)	Minimum height the City must allow (Storeys)
1	200 or less	5.0	Up to 20
2	200 to 400	4.0	Up to 12
3	400 to 800	3.0	Up to 8

To learn more about the Transit-Oriented Areas Update, visit: [LetsTalkCoquitlam.ca/TransitOrientedAreas](https://lets-talk-coquitlam.ca/transit-oriented-areas).



Southwest Shoulders and Corridors

Transit-Oriented Areas Update



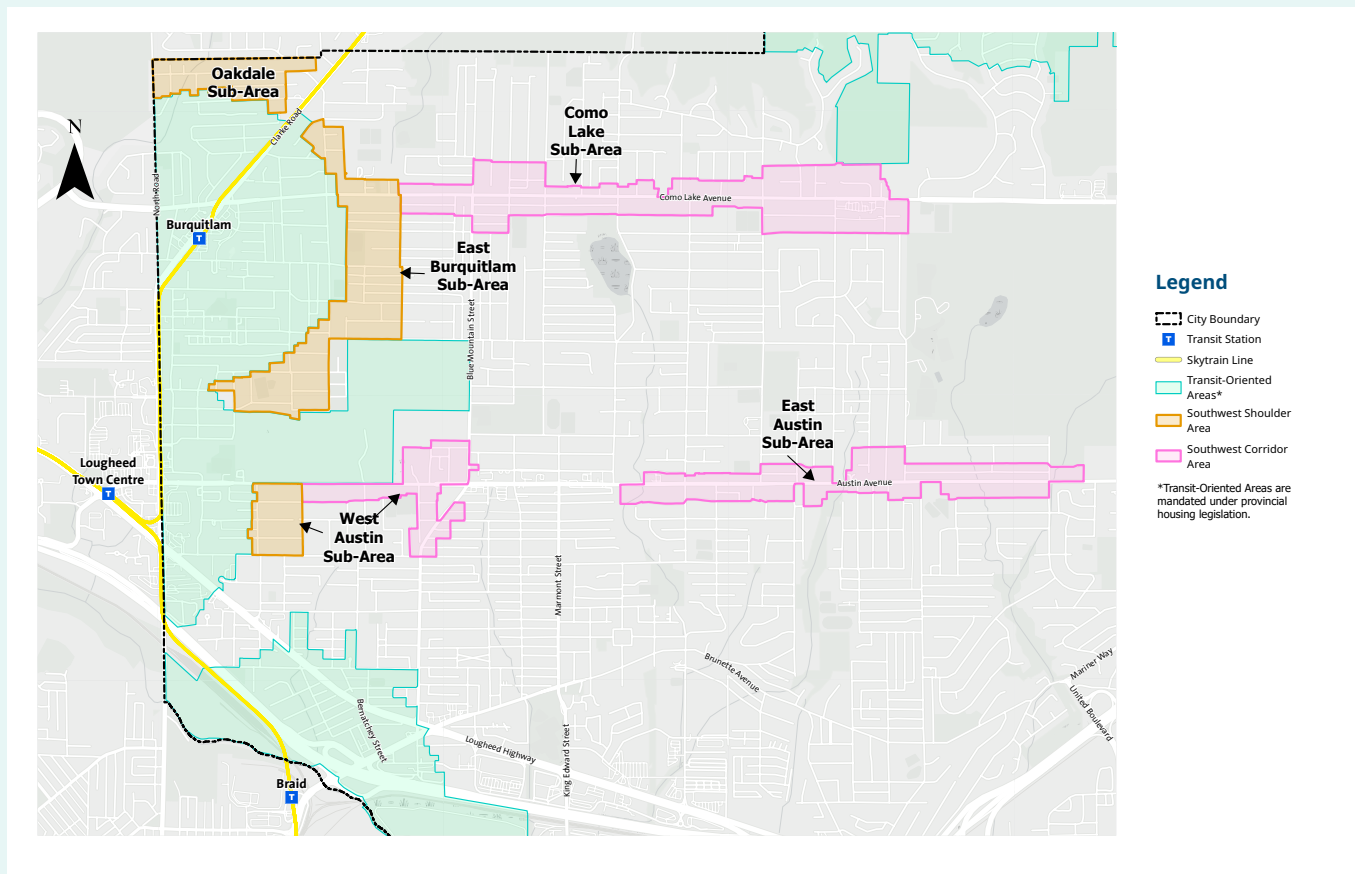
Southwest Shoulders

The provincial rules create irregular boundaries at the edge of Transit-Oriented Areas, which may lead to abrupt changes in density. Shoulder areas act as a buffer between high-density and low-density areas, helping create more gradual density transitions.

The new rules also require the City to re-designate land meant for townhouses to apartments in Transit-Oriented Areas. Planning for Shoulders will help re-establish townhouse development opportunities and maintain housing choice.

Southwest Corridors

The Corridors component was part of the former Southwest Housing Review project. Planning for the Corridors will help work towards City goals of complete communities, economic vitality, and sustainable transportation.



To learn more about the Southwest Shoulders and Corridors, visit:
LetsTalkCoquitlam.ca/TransitOrientedAreas.



Thank You for Attending!

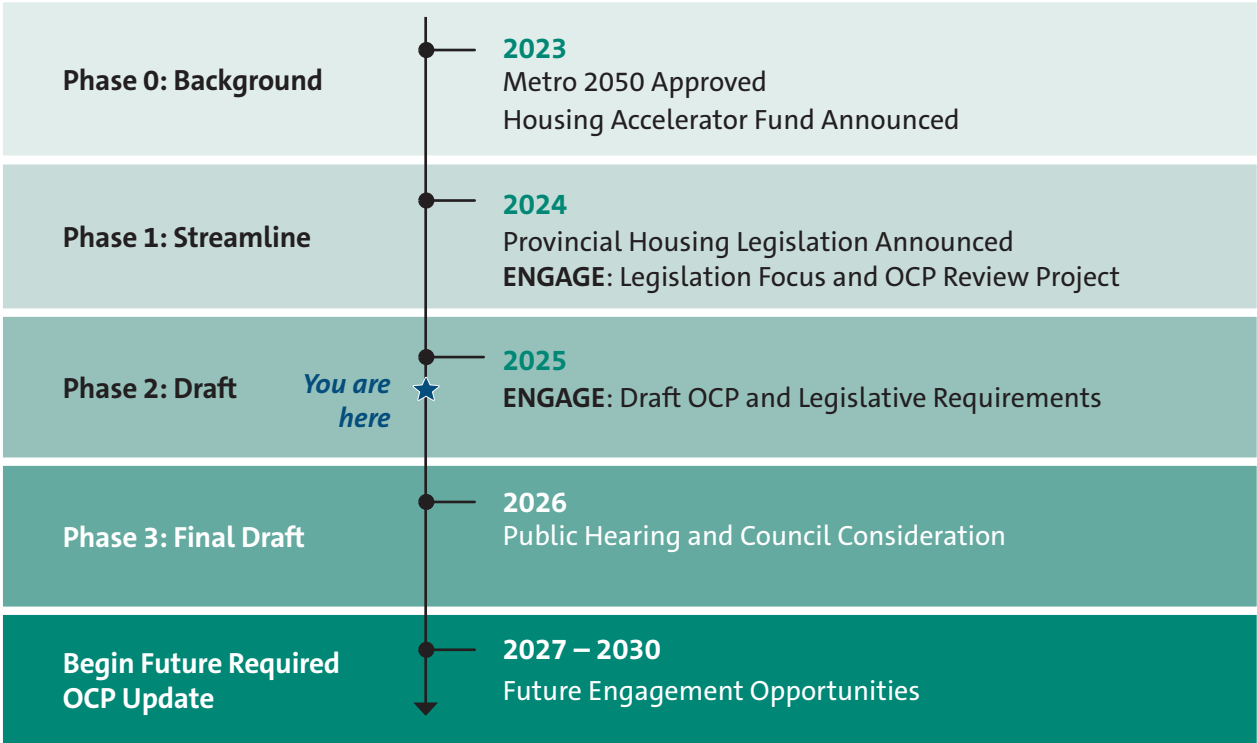
Have your say!

Help us improve the usability of the OCP and get the document ready for the next comprehensive update anticipated to begin in 2027.

- Take our survey at LetsTalkCoquitlam.ca/OCP by December 3
- Email us your questions and comments at OCP@coquitlam.ca
- Sign up for notifications on the LetsTalkCoquitlam.ca/OCP webpage
- Watch for engagement report (“What We Heard”) at Council
- Attend the Public Hearing in Q1 2026



OCP Review Project Process

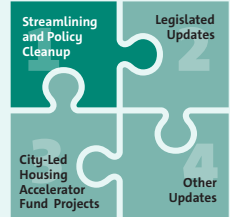


New legislation requires that the OCP be reviewed at least every 5 years with the first 5-year review due by December 31, 2030. Starting in 2027, a more comprehensive review and update will be undertaken to meet this deadline and offer more opportunities for community input.

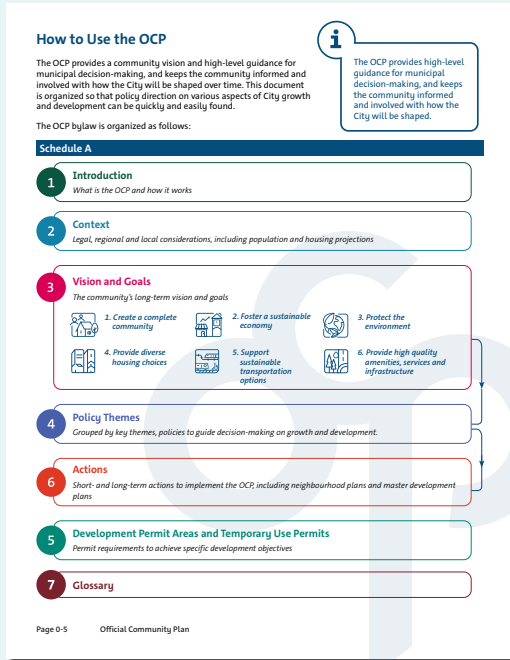


Your Guide to a More User-Friendly OCP

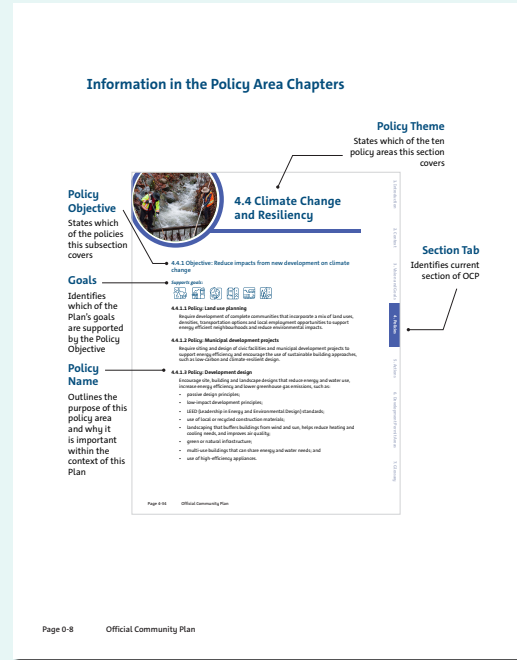
New Layout, Clear Structure, Standard Format



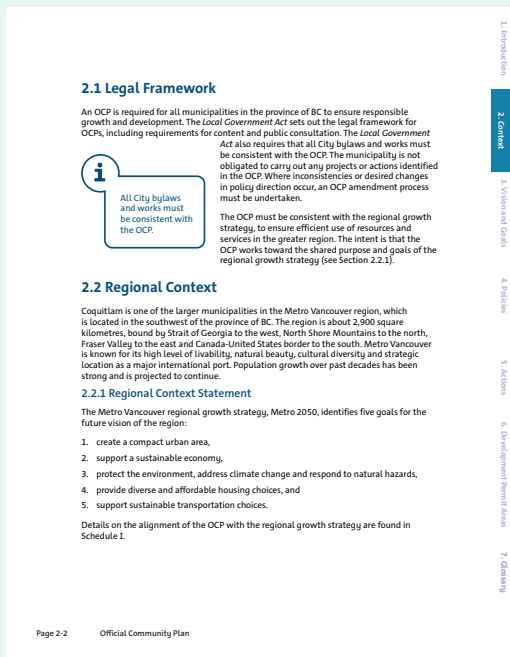
User-friendly organization into Sections with simple navigation



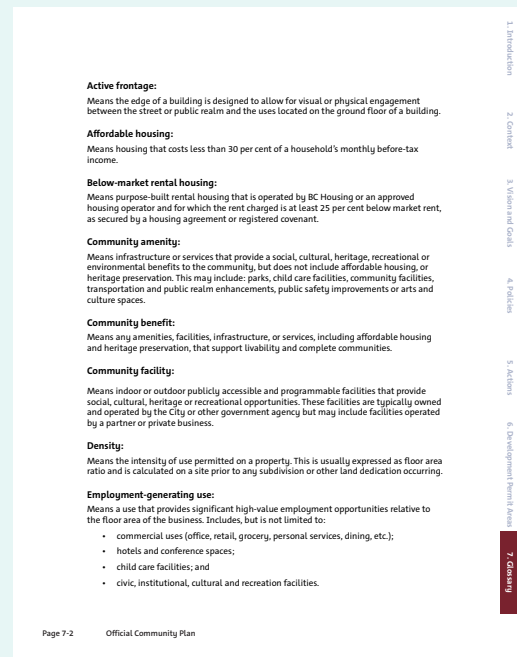
Explanation of features of Policy Area Chapters



Web Content Accessibility Guidelines (WCAG) Compliance with accessibility standards

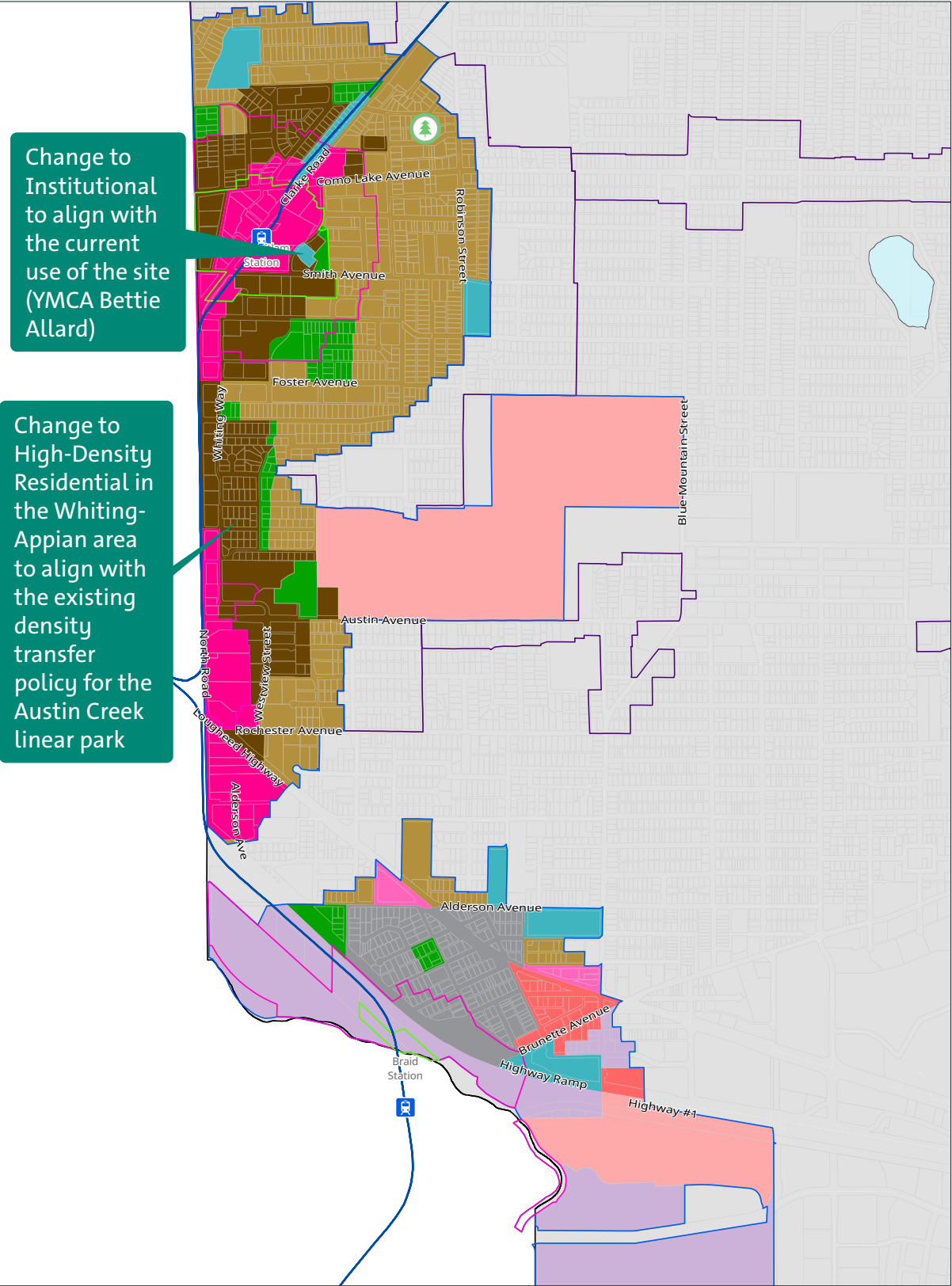


Glossary of common terms



Proposed Land Use Designations in Transit-Oriented Areas

Burquitlam, Lougheed Town Centre and Braid Transit-Oriented Areas (TOAs)



City Centre Transit-Oriented Areas (TOAs)

