

The proposed land use changes shown in this document have not been approved by Council and are subject to change.

Land Use Designation Key

Designation	Allowable Land Uses	What this might look like
<div></div> Future Small-Scale Residential / Low-Density Residential	<ul style="list-style-type: none">ResidentialLocal-serving CommercialCivic	Small-scale housing including detached homes, secondary suites, duplexes, triplexes, fourplexes, cottage homes, for example. Height limit: 3 storeys
<div></div> Townhouse Residential	<ul style="list-style-type: none">ResidentialLocal-serving CommercialCivic	Rowhousing, townhousing and stacked townhousing Height limit: 3 to 4 storeys
<div></div> Medium-Density Residential	<ul style="list-style-type: none">ResidentialLocal-serving CommercialCivic	Mid-rise apartments and townhouses with potential for shops, services and amenities on lower floors Height limit: 8 storeys, or up to 12 storeys where located within 200m to 400m of a SkyTrain station
<div></div> High-Density Residential	<ul style="list-style-type: none">ResidentialLocal-serving CommercialCivic	High-rise apartments and townhouses with potential for shops, services and amenities on lower floors. No height limit
<div></div> Neighbourhood Centre	<ul style="list-style-type: none">ResidentialCommercialCivic	Mid- to high-rise buildings with a mix of uses, including apartments, townhouses, shops, services, offices and amenities. Various local height limits.
<div></div> Transit-Oriented Mixed-Use	<ul style="list-style-type: none">ResidentialCommercialCivic	High-rise buildings with a mix of different uses, including apartments, shops, services, offices, and amenities. No height limit
<div></div> City Centre	<ul style="list-style-type: none">ResidentialCommercialCivic	Coquitlam's downtown hub. High-rise buildings with a mix of uses, including apartments, townhouses, shops, services, amenities, offices and civic uses. No height limit
<div></div> Institutional	<ul style="list-style-type: none">CivicInstitutional	Colleges, schools, libraries, and community centres, for example. Height limit: 3 storeys
<div></div> Commercial	<ul style="list-style-type: none">Commercial	Grocery stores, gas stations, restaurants, medical clinics, cafes and other shops, services and amenities, for example. Height limit: 2 storeys

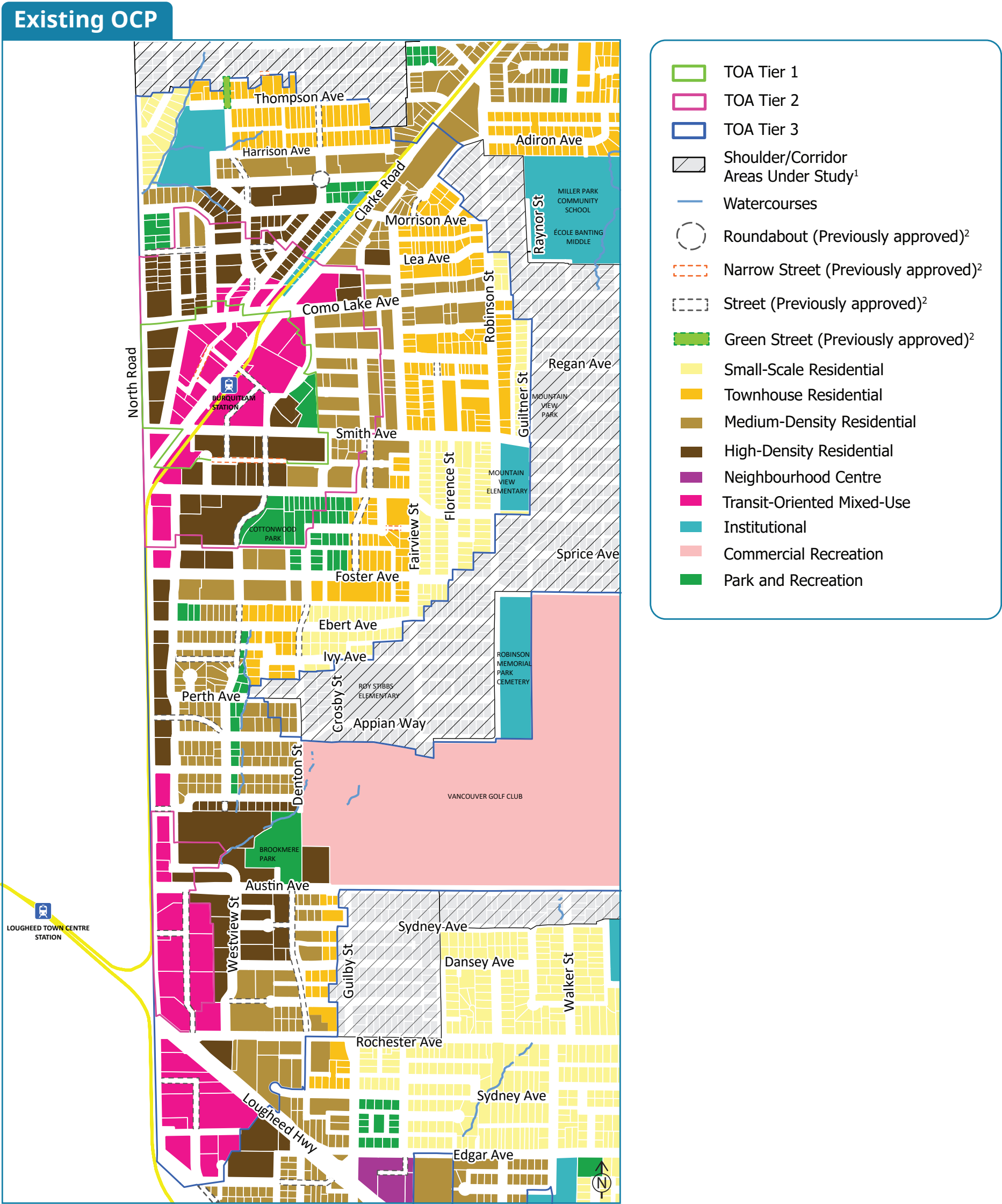
Designation	Allowable Land Uses	What this might look like
<div></div> Commercial Recreation	<ul style="list-style-type: none">Commercial RecreationAccessory Commercial	Golf courses, gun ranges and sports clubs, for example.
<div></div> Business Enterprise	<ul style="list-style-type: none">CommercialLight Industrial	Commercial and light industrial uses like bike shops, breweries, dog daycares, home improvement stores and offices, for example. Height limit: 8 storeys
<div></div> Industrial	<ul style="list-style-type: none">IndustrialLimited Commercial	Heavy industrial uses like auto shops, car washes, mills, lumber yards, shipping facilities as well as shops and services, for example. Height limit: 6 storeys
<div></div> Park and Recreation	<ul style="list-style-type: none">RecreationProtected Areas	Parks, playgrounds, sports fields and natural areas, for example.
<div></div> Transit-Oriented Area Reserve	<ul style="list-style-type: none">Identifies areas within 800 metres of a rapid transit station as prescribed by the Local Government Act, where provincial minimum allowances with respect to density and height apply, but where comprehensive planning and servicing must first be addressed.	
<div></div> Proposed Park	<ul style="list-style-type: none">A new park with potential amenities like playgrounds, walking paths, picnic areas, etc.	
<div></div> Proposed Park Expansion	<ul style="list-style-type: none">An expansion of an existing park to increase the variety of park amenities.	
<div></div> Proposed Park Enhancement	<ul style="list-style-type: none">Re-investment in an existing park. May include adding a playground, upgrading infrastructure, etc.	
<div></div> Potential Expanded Joint Use Agreement	<ul style="list-style-type: none">Potential sites for a future expansion to the Master Joint Use Agreement with School District 43. Joint use partnerships better utilize public lands for both students and the community. Sites to be confirmed through future collaboration with School District 43.	

Map Notes

- Proposed walkways are active transportation facilities that are wide enough for walking, cycling and other micromobility.
- Small-Scale Residential will permit up to 4 units per lot in accordance with provincial requirements. Small-Scale Residential does not apply in Transit-Oriented Areas.
- Land uses are simplified for communication purposes. Any change in land use name, colour, and/or description will be brought forward for future consideration by Council in connection with the Official Community Plan Review project.
- Transportation improvements are conceptual and specific to the Transit-Oriented Areas Update project. The maps do not show all transportation-related projects that are ongoing or planned for the future in the City.

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Burquitlam and Lougheed Town Centre Transit-Oriented Areas

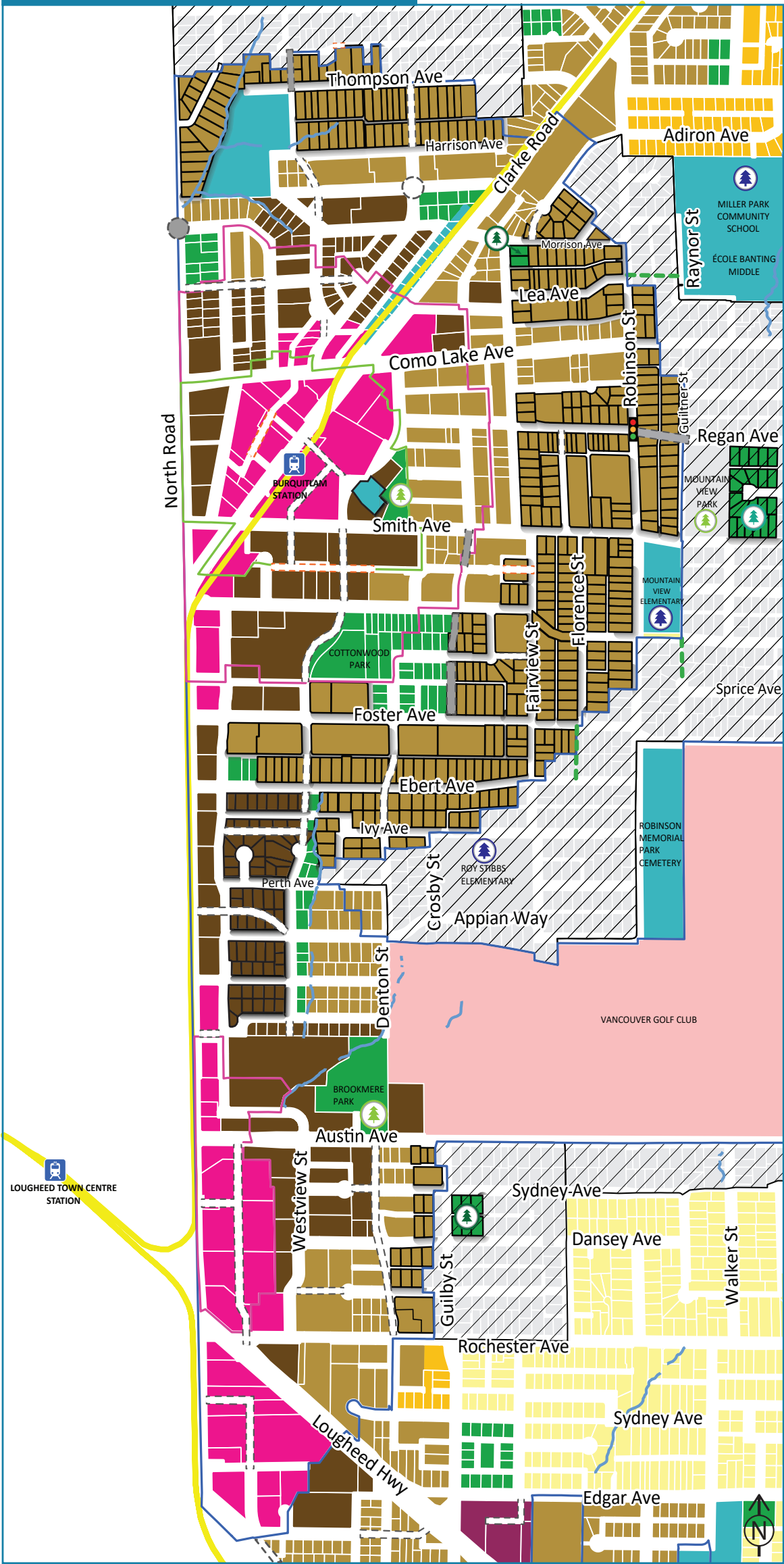


1. See Shoulder and Corridor Sub-Area maps for proposed changes.
2. Previously approved by Council through the Burquitlam-Lougheed Neighbourhood Plan.

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Burquitlam and Lougheed Town Centre Transit-Oriented Areas

Current Proposed Changes

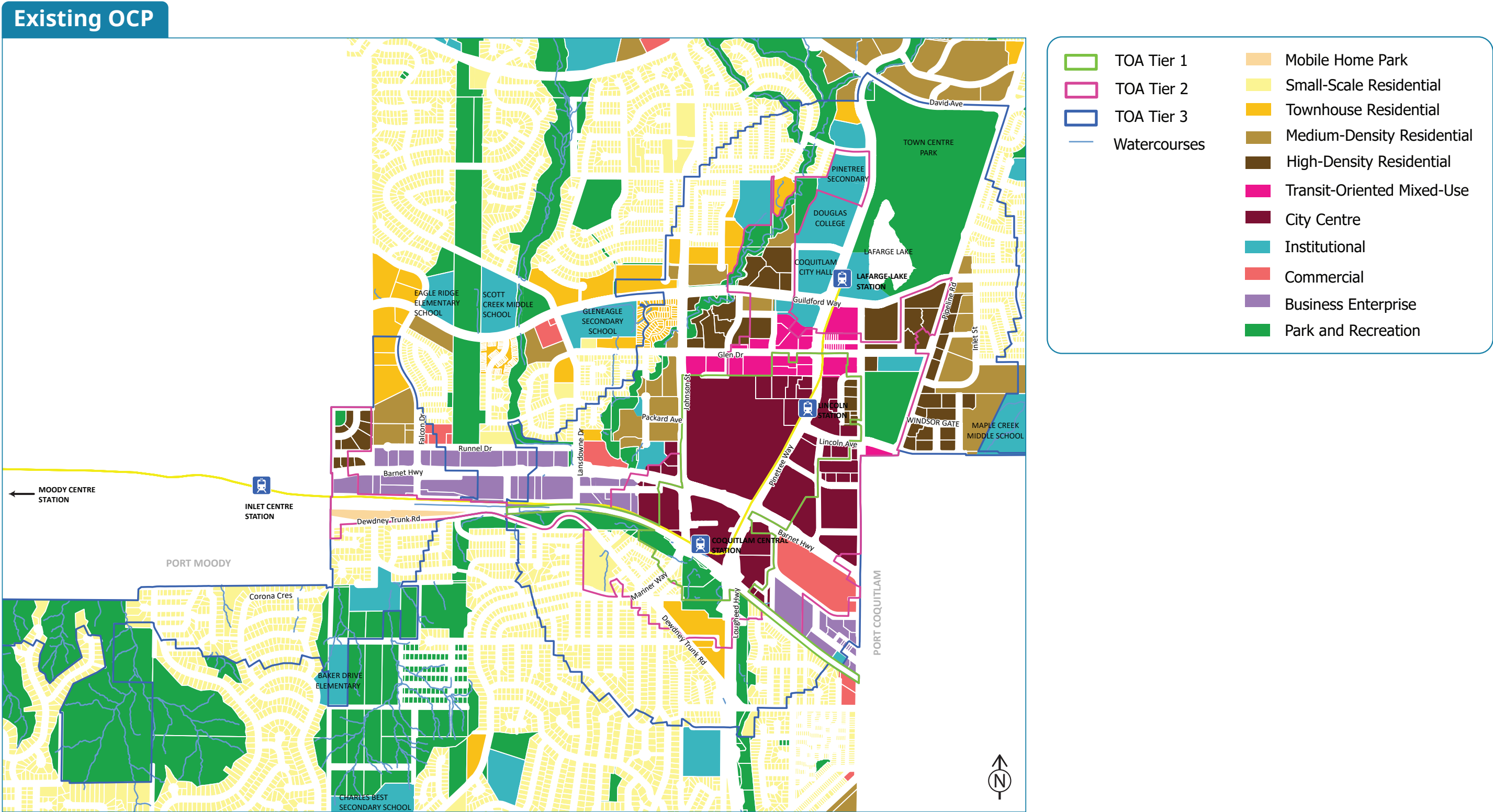


- TOA Tier 1
- TOA Tier 2
- TOA Tier 3
- Shoulder/Corridor Areas Under Study¹
- Watercourses
- Proposed Park
- Proposed Park Expansion
- Proposed Park Enhancement
- Potential Expanded Joint Use Agreement
- Proposed Traffic Signal
- Proposed Walkway
- Proposed Street
- Proposed Roundabout
- Roundabout (Previously approved)²
- Narrow Street (Previously approved)²
- Street (Previously approved)²
- Green Street (Previously approved)²
- Small-Scale Residential
- Townhouse Residential
- Medium-Density Residential
- High-Density Residential
- Neighbourhood Centre
- Transit-Oriented Mixed-Use
- Institutional
- Commercial Recreation
- Park and Recreation
- Indicates proposed land use change

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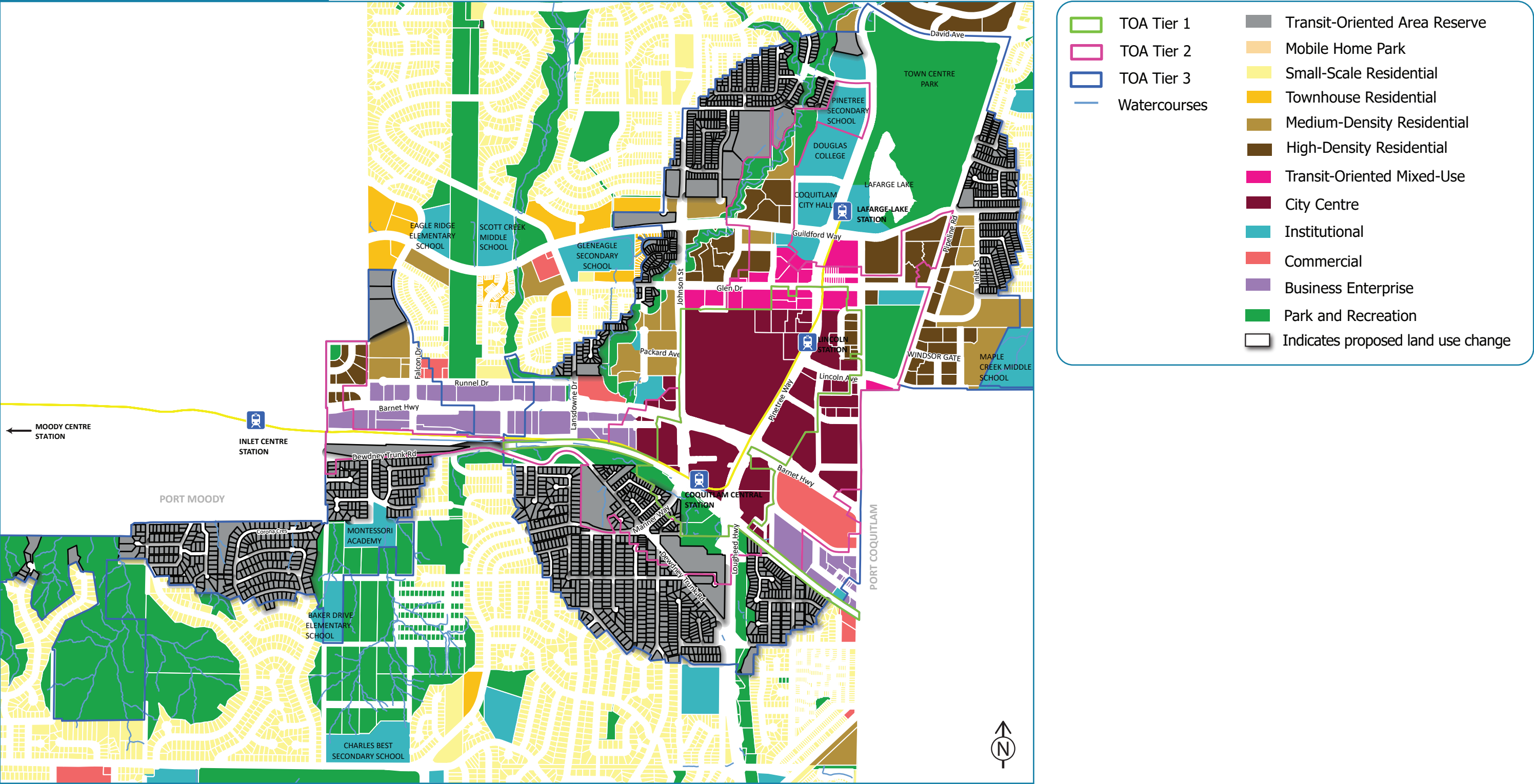
Moody Centre, Inlet Centre, Coquitlam Central, Lincoln and Lafarge Lake-Douglas Transit-Oriented Areas



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Moody Centre, Inlet Centre, Coquitlam Central, Lincoln and Lafarge Lake-Douglas Transit-Oriented Areas

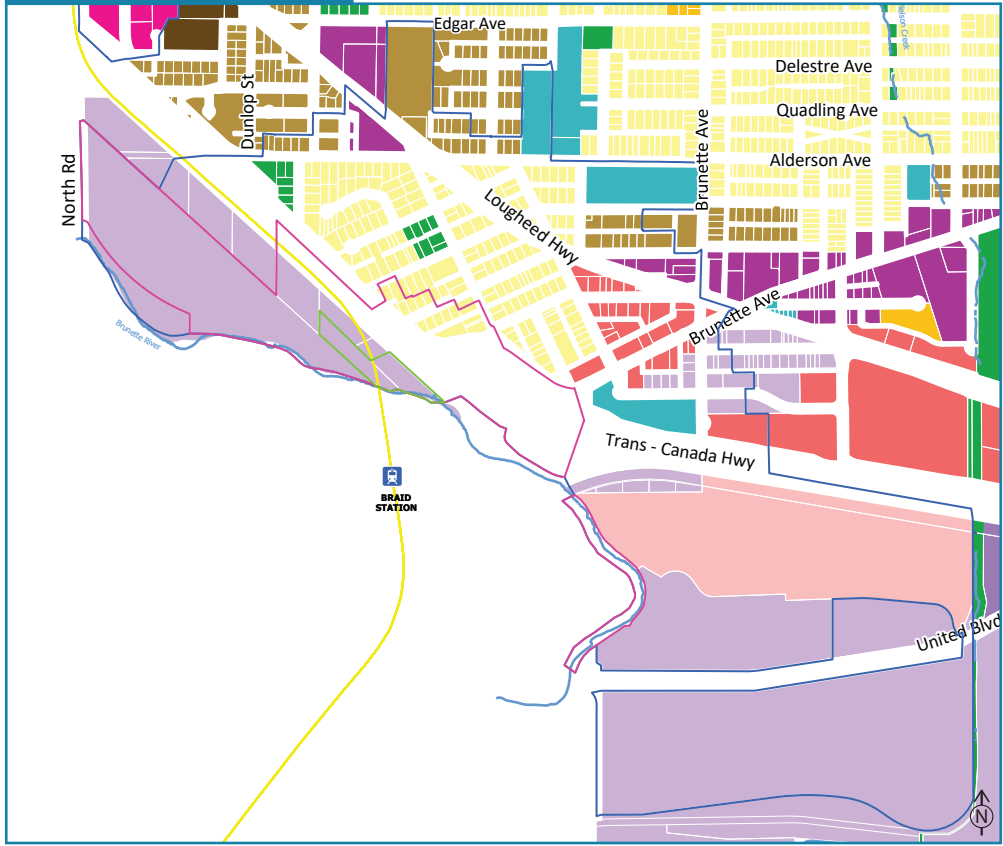
Current Proposed Changes



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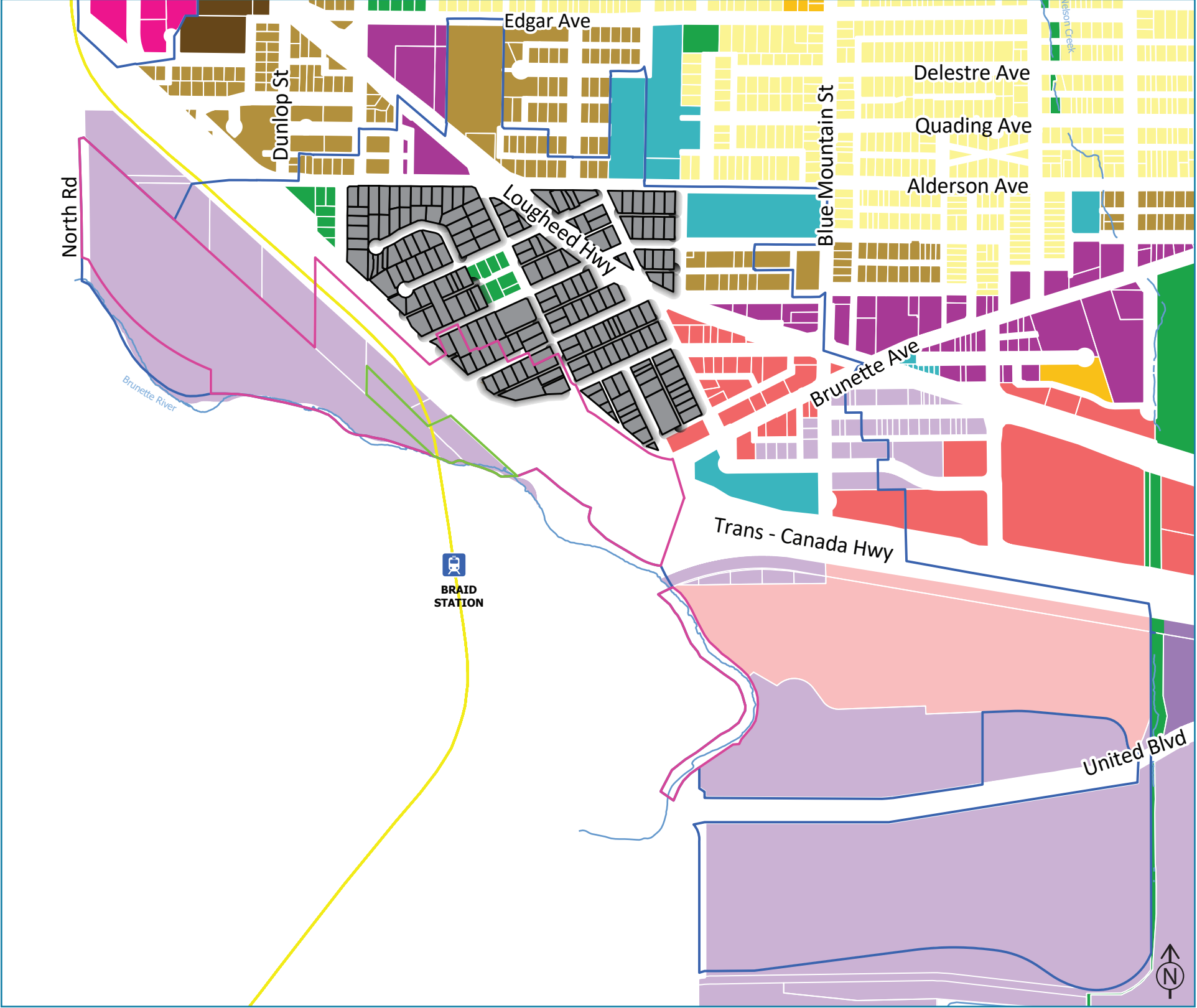
Braid Transit-Oriented Area

Existing OCP



- | | |
|--------------|------------------------------------|
| TOA Tier 1 | Transit-Oriented Area Reserve |
| TOA Tier 2 | Small-Scale Residential |
| TOA Tier 3 | Townhouse Residential |
| Watercourses | Medium-Density Residential |
| | High-Density Residential |
| | Transit-Oriented Mixed-Use |
| | Neighbourhood Centre |
| | Institutional |
| | Commercial |
| | Commercial Recreation |
| | Business Enterprise |
| | Industrial |
| | Park and Recreation |
| | Indicates proposed land use change |

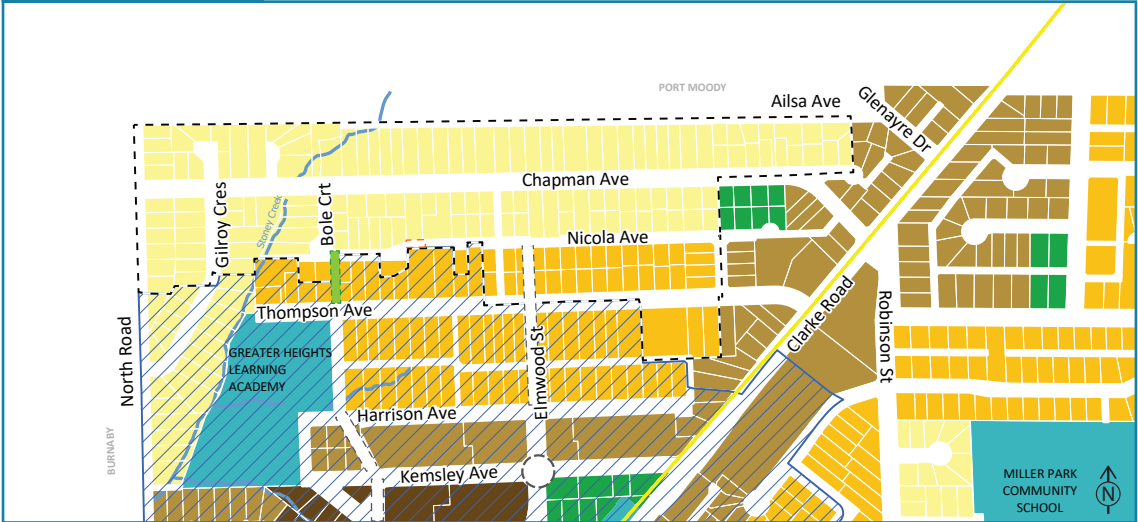
Current Proposed Changes



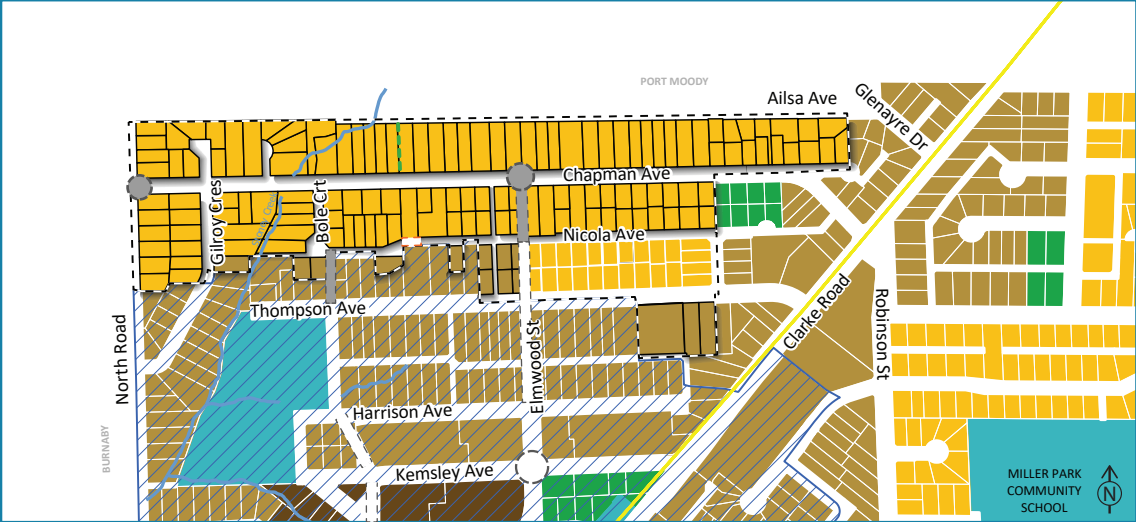
Sub-area A: Oakdale (North Burquitlam)

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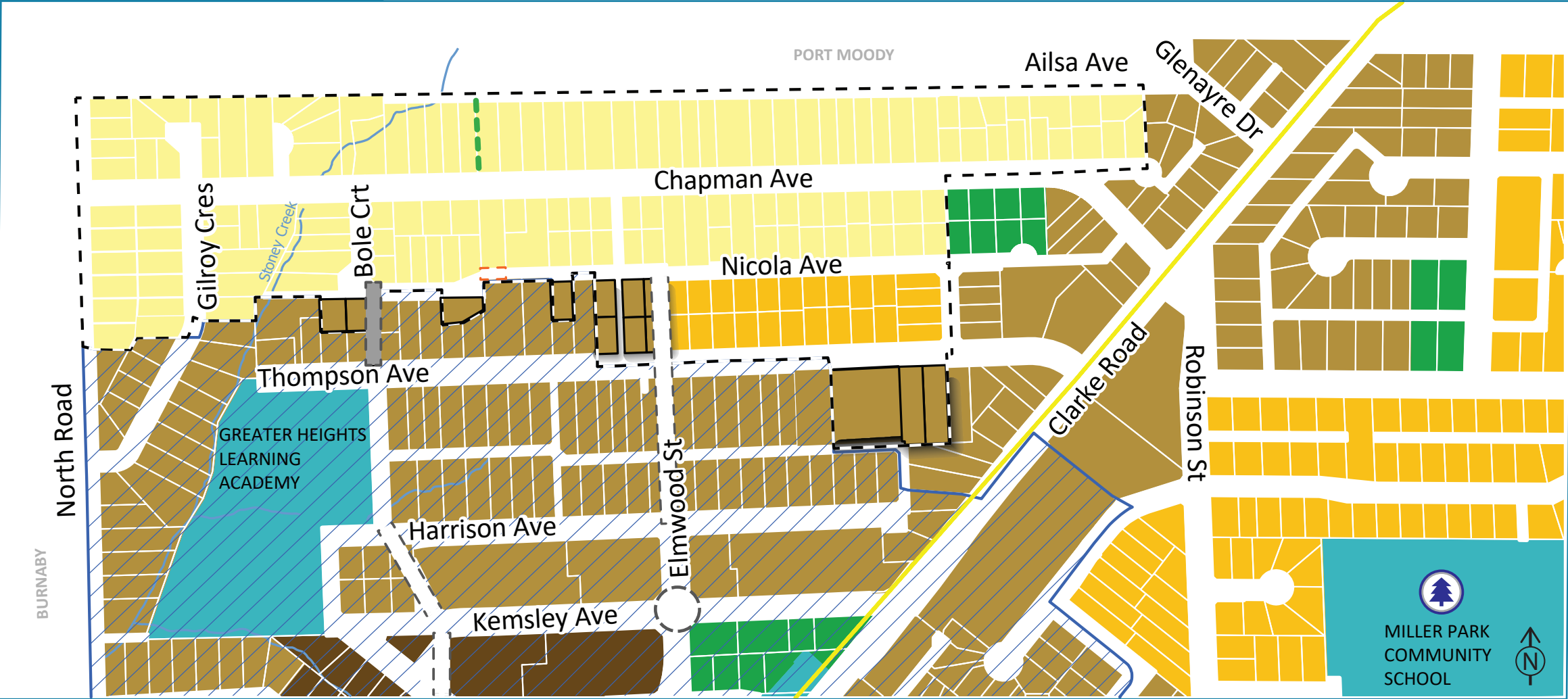
Existing OCP



Previous Concept (May 2025)



Current Proposed Changes



TOA - Provincial Requirements Apply

Oakdale Sub-Area

Watercourses

Potential Expanded Joint Use Agreement

Proposed Walkway

Proposed Street

Proposed Roundabout

Roundabout (Previously approved)*

Narrow Street (Previously approved)*

Street (Previously approved)*

Green Street (Previously approved)*

Small-Scale Residential

Townhouse Residential

Medium-Density Residential

High-Density Residential

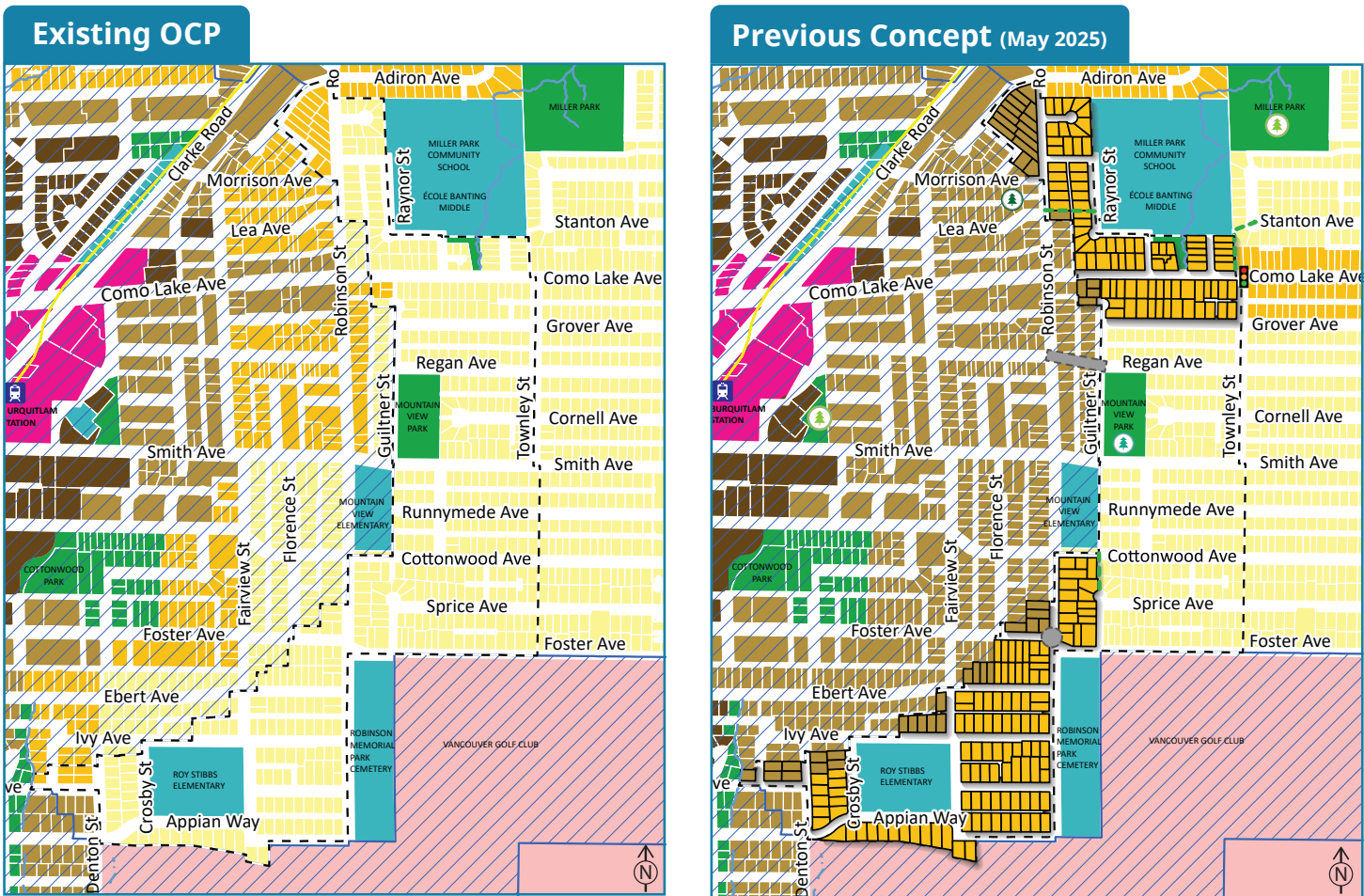
Institutional

Park and Recreation

Indicates proposed land use change

*Previously approved by Council through the Burquitlam-Lougheed Neighbourhood Plan.
Note: Previously approved roads in Burquitlam-Lougheed are only shown when they intersect or impact the Oakdale sub-area. Please see the Burquitlam and Lougheed Town Centre Transit-Oriented Areas map for all previously approved streets.

Sub-area B: East Burquitlam



- TOA - Provincial Requirements Apply

East Burquitlam Sub-Area

Watercourses

Proposed Park

Proposed Park Enhancement

Proposed Park Expansion

Potential Expanded Joint Use Agreement

Proposed Traffic Signal

Proposed Walkway

Proposed Street

Proposed Roundabout

Small-Scale Residential

Townhouse Residential

Medium-Density Residential

High-Density Residential

Transit-Oriented Mixed-Use

Institutional

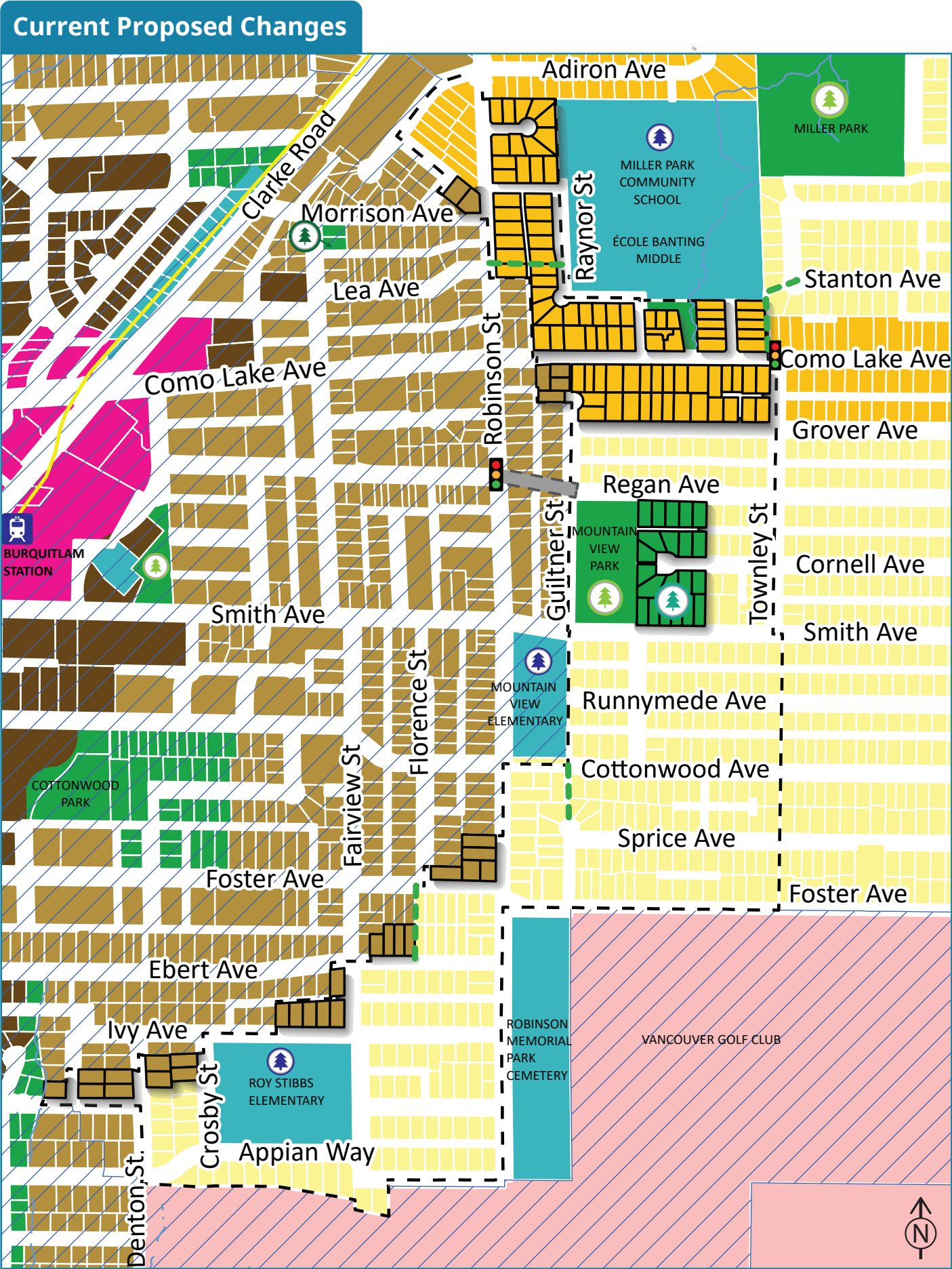
Commercial Recreation

Park and Recreation

Indicates proposed land use change

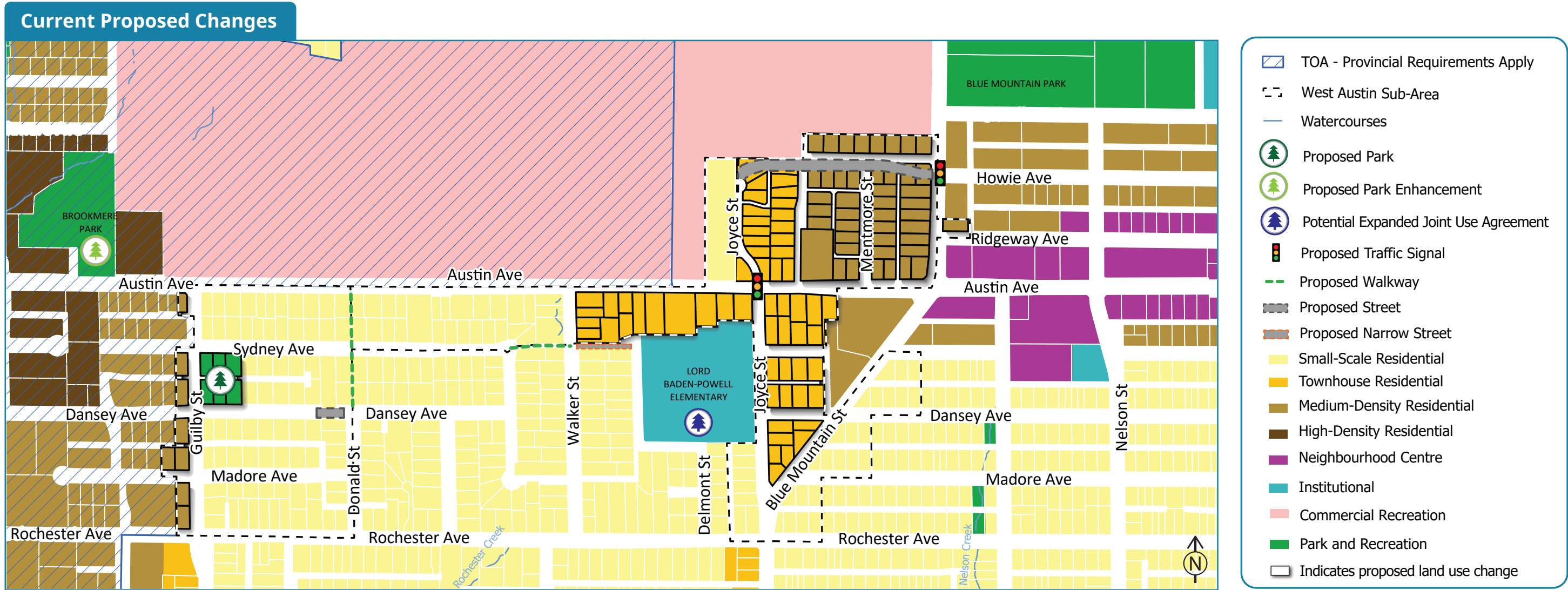
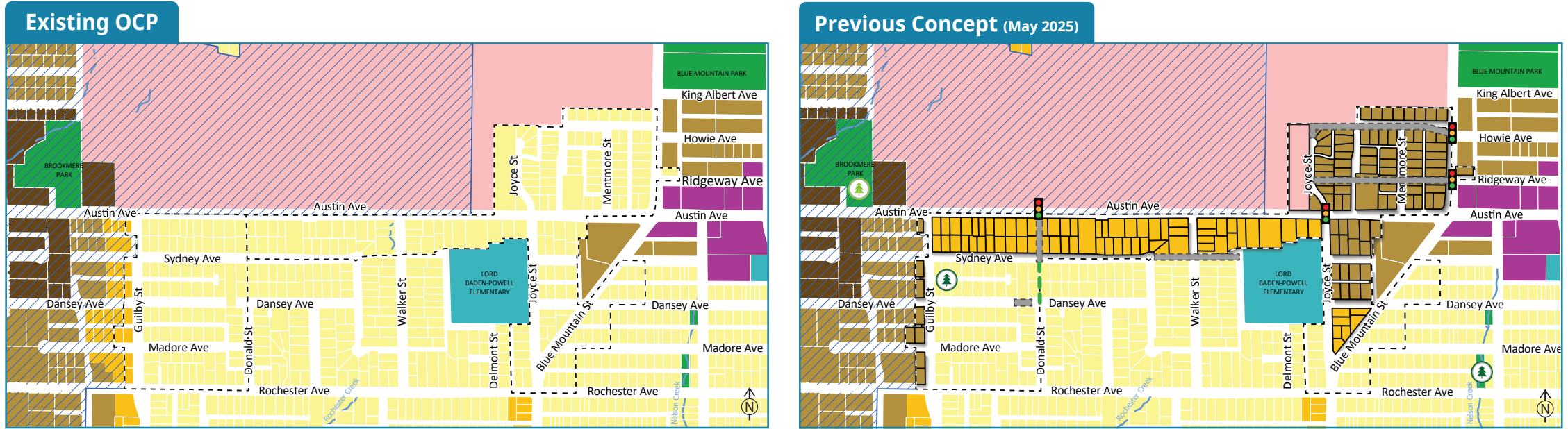
Note: Previously approved roads in Burquitlam-Lougheed are only shown when they intersect or impact the East Burquitlam sub-area. Please see the Burquitlam and Lougheed Town Centre Transit-Oriented Areas map for all previously approved streets.

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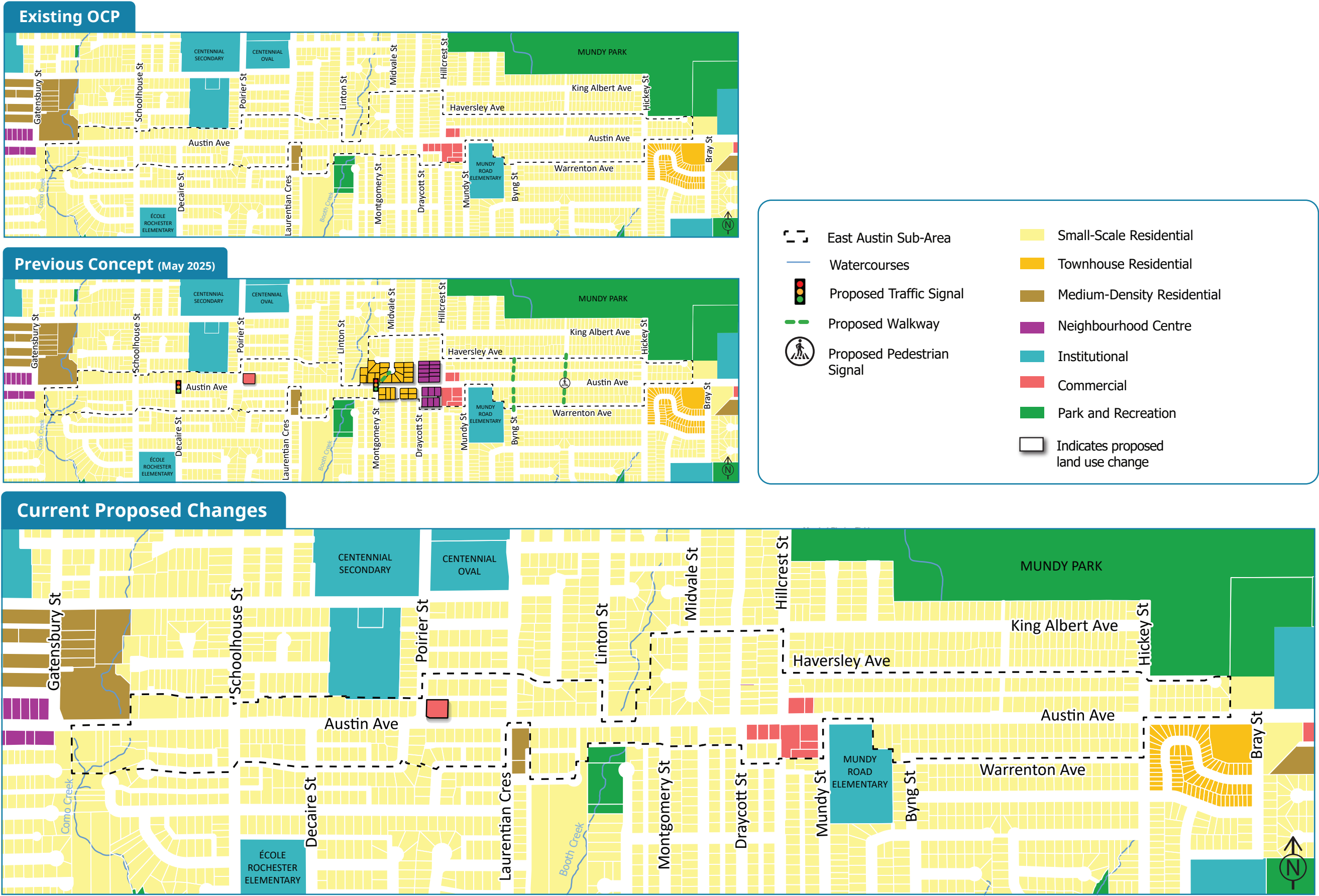
Sub-areas C & D: West Austin Shoulder & Corridor



Note: Previously approved roads in Burquitlam-Lougheed are only shown when they intersect or impact the West Austin sub-areas. Please see the Burquitlam and Lougheed Town Centre Transit-Oriented Areas map for all previously approved streets.

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Sub-area E: East Austin Corridor



- East Austin Sub-Area

Watercourses

Proposed Traffic Signal

Proposed Walkway

Proposed Pedestrian Signal
- Small-Scale Residential

Townhouse Residential

Medium-Density Residential

Neighbourhood Centre

Institutional

Commercial

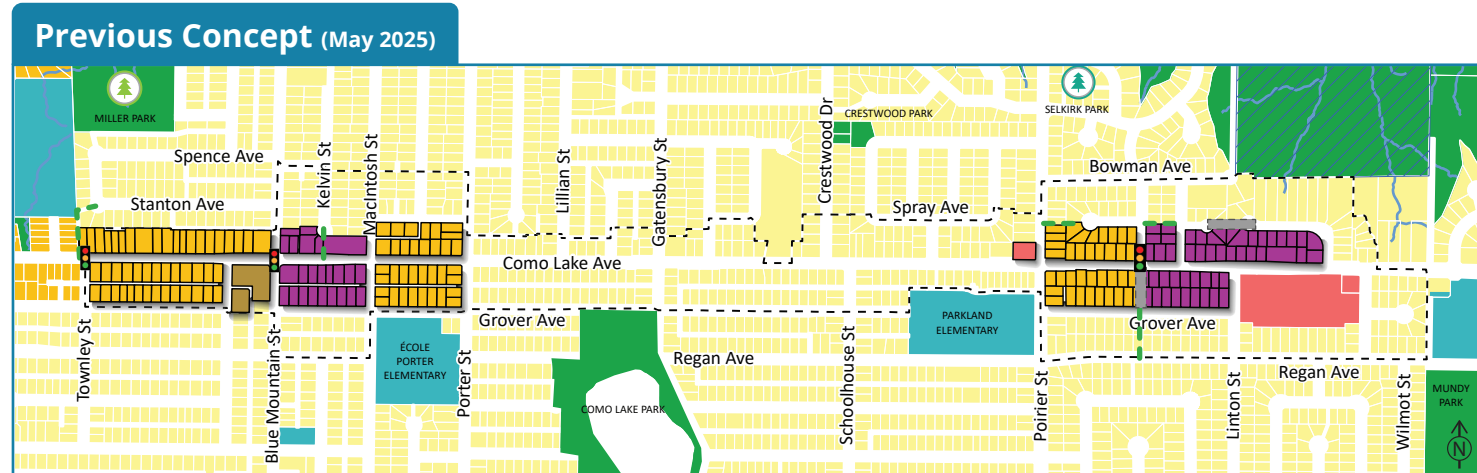
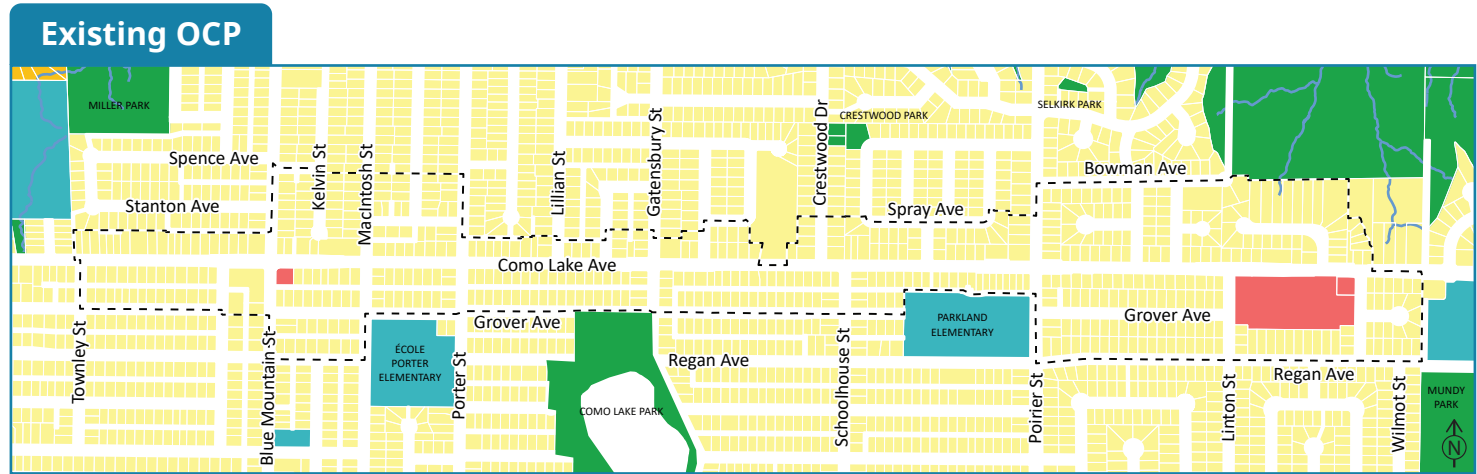
Park and Recreation

Indicates proposed land use change

Note: Land use changes to Commercial designation are to align with existing uses on individual properties.

Sub-area F: Como Lake Corridor

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TOA - Provincial Requirements Apply

Como Lake Sub-Area

Watercourses

Proposed Park Expansion

Proposed Park Enhancement

Proposed Traffic Signal

Proposed Walkway

Proposed Street

Small-Scale Residential

Townhouse Residential

Medium-Density Residential

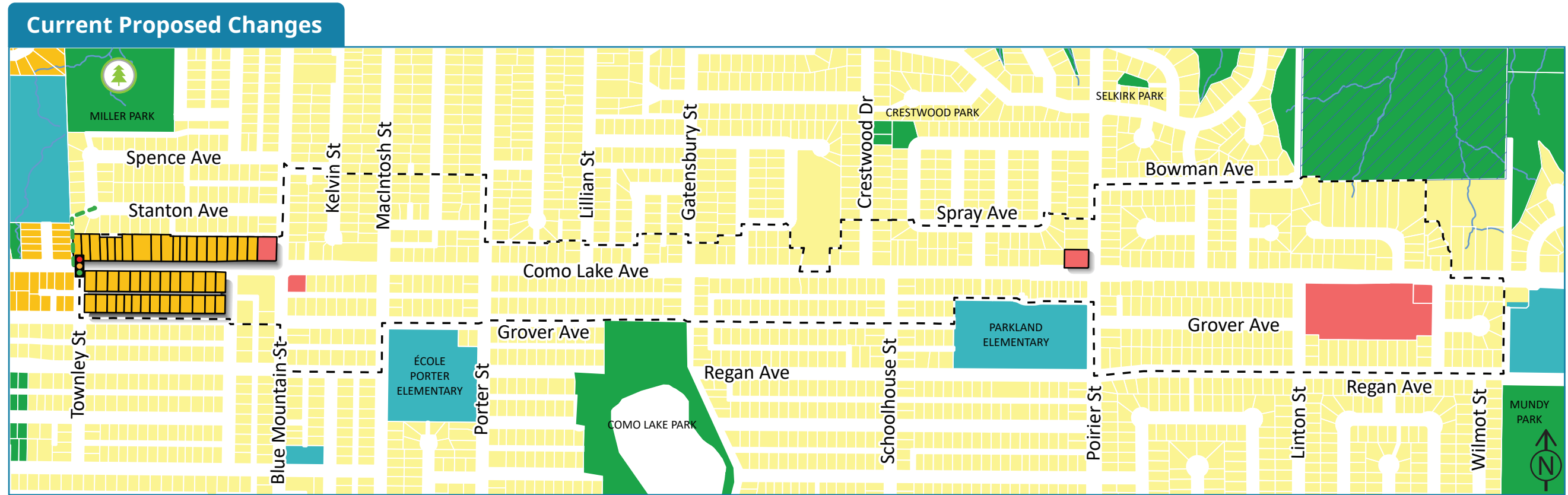
Neighbourhood Centre

Institutional

Commercial

Park and Recreation

Indicates proposed land use change



Note: Land use changes to Commercial designation are to align with existing uses on individual properties.