

Coquitlam

Official Community Plan



Bylaw # 5511, 2026
Schedule A
Consolidation date

Table of Contents

- 1. Introduction and Context..... 1**
 - 1.1 What is an Official Community Plan?..... 2
 - 1.2 Legal Framework 4
 - 1.3 About Coquitlam 5
- 2. Vision and Goals12**
- 3. Policy Themes15**
 - 3.1 Growth Management 18
 - 3.2 Land Use Designations 30
 - 3.3 Housing..... 56
 - 3.4 Climate Change and Resiliency 60
 - 3.5 Environment and Natural Hazards 63
 - 3.6 Economy..... 70
 - 3.7 Transportation..... 77
 - 3.8 Infrastructure and Community Safety Services..... 85
 - 3.9 Parks and Community Facilities..... 89
 - 3.10 Arts, Culture and Heritage..... 98
- 4. Implementation102**
 - 4.1 Actions..... 103
 - 4.2 Monitoring and Reporting..... 114
 - 4.3 OCP Amendments 115
 - 4.4 Neighbourhood Planning..... 116
 - 4.5 Master Development Planning 118
- 5. Development Permit Areas119**
 - 5.1 Overview..... 120
 - 5.2 Urban Design Development Permit Area 120
 - 5.3 Watercourse Protection Development Permit Area 121
 - 5.4 Wildfire Hazard Development Permit Area..... 122
 - 5.5 Unstable Slopes Development Permit Area 121
 - 5.6 Temporary Use Permits..... 121
- 6. Glossary.....122**

How to Use the Official Community Plan

Vision

Defines the community's long-term aspirations and desired outcomes for growth and development

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



Goals

Six goals to support achieving the vision



1. Create a complete community



2. Foster a sustainable economy



3. Protect the environment



4. Provide diverse housing choices



5. Support sustainable transportation options



6. Provide high quality amenities, services and infrastructure



Objectives and Policy

Guide land use and growth management decisions to help achieve the vision and goals

Policy Themes

- 3.1 Growth Management
- 3.2 Land Use Designations
- 3.3 Housing
- 3.4 Climate Change and Resiliency
- 3.5 Environment and Natural Hazards
- 3.6 Economy
- 3.7 Transportation
- 3.8 Infrastructure and Community Safety Services
- 3.9 Parks and Community Facilities
- 3.10 Arts, Culture and Heritage

Land Use

Supporting schedules identify how the City will achieve residential, employment, environmental and community needs

Other Schedules

- Schedule B: Land Use
- Schedule C: Environmentally Sensitive Areas and Hazard Lands
- Schedule D: Infrastructure
- Schedule E: Parks and Community Facilities
- Schedule F: Resource Extraction Areas
- Schedule G: Development Permit Areas
- Schedule H: Development Permit Area Guidelines
- Schedule I: Regional Context Statement
- Schedule J: Neighbourhood Plans



Implementation

Implementation of the OCP includes supporting actions, monitoring criteria, and procedures and tools used to maintain the OCP

Actions

Identify potential actions the City may undertake to implement the OCP, organized by the goals

Procedures and Tools

Support future planning processes

Monitoring

Shows how the City is working towards the vision and goals

Glossary

Defines key terms and ideas to support understanding and use of the OCP

How to Use the Official Community Plan

The Official Community Plan (OCP) is organized around Vision, Goals, Policies and Actions. These components of the plan (along with Schedules B to J) are all working towards achieving the community Vision:

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.

Schedule A: Official Community Plan

Schedule A includes the following six Sections:

1. **Introduction and Context** – identifies document purpose, legal, regional and local considerations, including population and housing need projections.
2. **Vision and Goals** – the community’s long-term vision and six supporting goals.
3. **Policy Themes** – includes citywide objectives and policies to guide decision-making on growth and development. Organized into 10 policy themes to support public and administrative reviews.
4. **Implementation** – ongoing, short- and long-term actions the City may undertake to help realize the vision and goals.
5. **Development Permit Areas and Temporary Use Permits** – designates permit requirements to achieve specific development objectives. Development permits are required for all applicable development within the development permit areas.
6. **Glossary** – definitions of key terms. Words that are defined in the glossary are in a **bold black** typeface.

Schedule B: Land Use

Includes the Citywide land use designations map and height map.

Schedule C: Environmentally Sensitive Areas and Hazard Lands

Maps showing **environmentally sensitive areas**, steep slopes and floodplains.

Schedule D: Infrastructure

Maps showing existing sanitary, water and drainage mains, and major transportation infrastructure as well as future major infrastructure projects.

Schedule E: Parks and Community Facilities

Maps showing existing and future **community facilities**, parks and schools.

Schedule F: Resource Extraction Areas

Map identifying areas where sand, gravel and rock extraction is permitted.

Schedule G: Development Permit Areas

Maps identifying areas where development permits are required.

Schedule H: Development Permit Area Guidelines

Guidelines for how development may address the four DPAs (Urban Design, Watercourse Protection, Wildfire Hazard and Unstable Slopes) contained within this schedule.

Schedule I: Regional Context Statement

The City's Regional Context Statement, which shows how the City's OCP aligns with the *Regional Growth Strategy*.

Schedule J: Neighbourhood Plans

Schedule J includes the City's eight Neighbourhood Plans. The Neighbourhood Plans include area-specific information and policies to guide the development of those plan areas.

J-1 Austin Heights Neighbourhood Plan

J-2 Burquitlam-Lougheed Neighbourhood Plan

J-3 City Centre Neighbourhood Plan

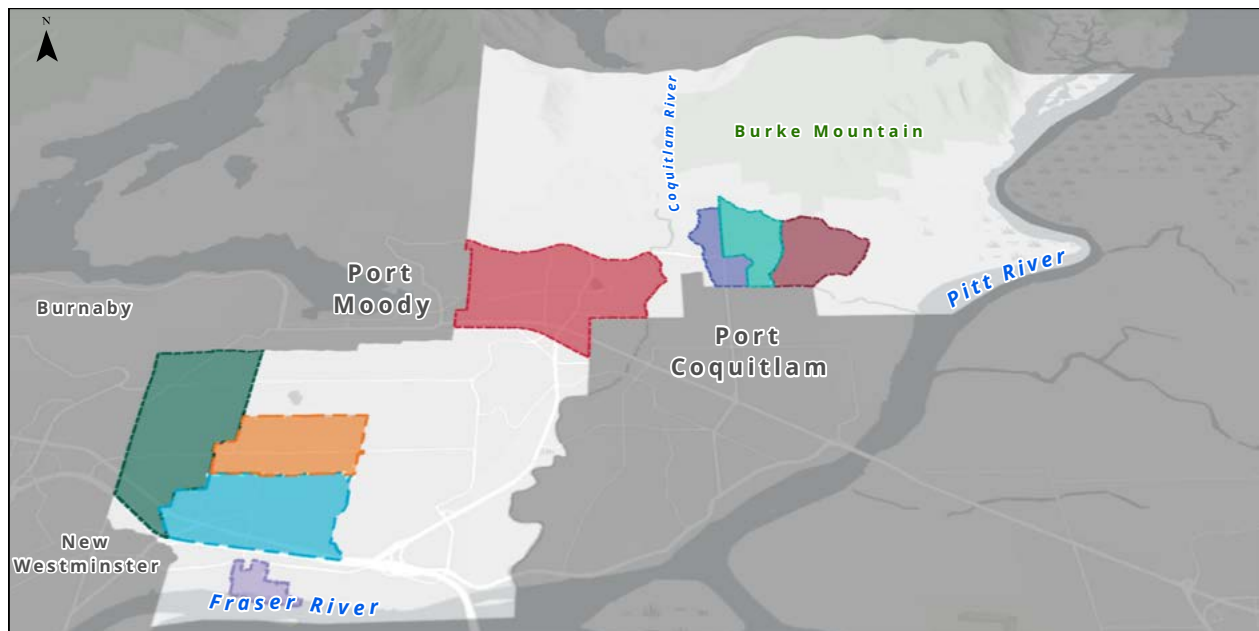
J-4 Hyde Creek Neighbourhood Plan

J-5 Maillardville Neighbourhood Plan

J-6 Partington Creek Neighbourhood Plan

J-7 Smiling Creek Neighbourhood Plan

J-8 Waterfront Village Centre Neighbourhood Plan



Legend

 Austin Heights	 Maillardville
 Burquitlam-Lougheed	 Partington Creek
 City Centre	 Smiling Creek
 Hyde Creek	 Waterfront Village



Sources: Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, GEBCO, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Land Acknowledgement

We acknowledge with gratitude and respect that the name Coquitlam was derived from the *hə́hə́míhə́h* (HUN-kuh-MEE-num) word *kʷíkʷə́ləm* (kwee-KWET-lum) meaning “Red Fish Up the River”. The City is honoured to be located on the *kʷíkʷə́ləm* traditional and ancestral lands, including those parts that were historically shared with the *q̓íçə́y* (kat-zee), and other Coast Salish Peoples.

A black rectangular sign with white text and a logo. The text reads "Coquitlam" in a large, sans-serif font, with a stylized wave logo underneath. Below the logo, the words "City Hall" are written in a smaller, sans-serif font. The sign is mounted on a wooden base and is surrounded by a bed of colorful flowers in shades of orange, pink, and purple. In the background, there are green trees and a building under a clear blue sky.

Coquitlam
City Hall

A wide-angle photograph of a city street scene. In the foreground, a person is walking on a sidewalk, carrying a bag. The street is lined with trees and modern high-rise buildings. The image has a teal and purple color overlay. A large, semi-transparent circular graphic is overlaid on the right side of the image, and a thick, curved purple and teal band runs across the middle of the page.

1. Introduction and Context

1.1 What is an Official Community Plan?

An Official Community Plan (OCP) defines the community's long-term (20+ years) vision and goals, and includes objectives, policies and actions to guide decision-making for development and growth. In short, it is a blueprint or outline to guide how the City will change and grow over time.

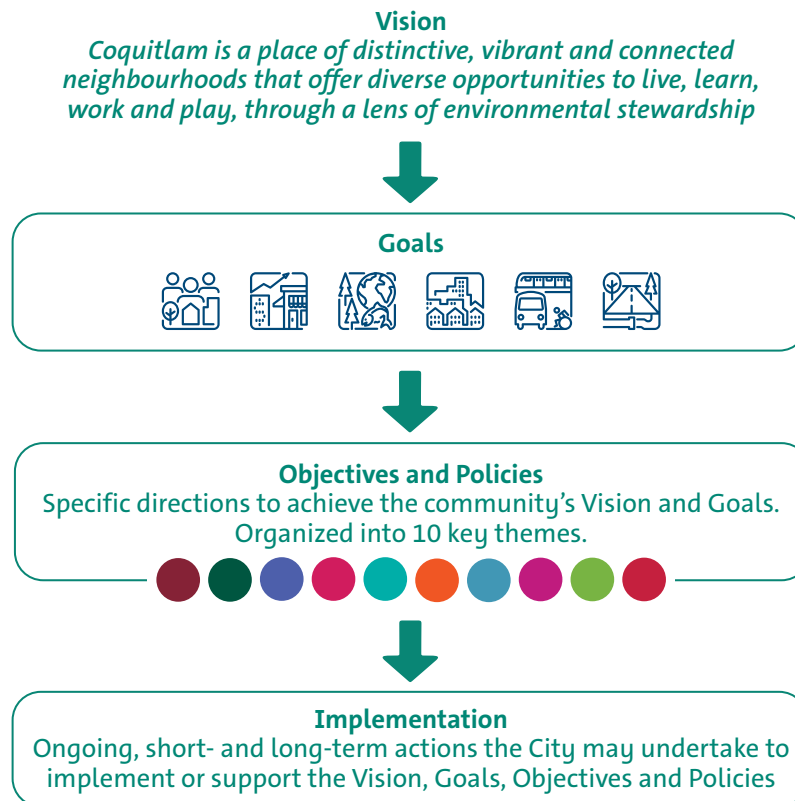
The OCP is a formally adopted bylaw. British Columbia's *Local Government Act* requires OCPs to incorporate statements and maps on topic including land use, housing needs, land use restrictions due to hazardous conditions or environmental sensitivity, greenhouse gas reduction targets, infrastructure, public facilities, and **community amenities** and services.

The OCP is a living document. Ongoing monitoring and regular reviews enable municipalities to respond to emerging issues. Further, the *Local Government Act* requires municipalities to update their housing needs report every five years, then review their OCPs to align with this report. When reviews or updates are undertaken, public engagement is required to enable continued community involvement in shaping the city.

1.1.1 Coquitlam's OCP framework

This OCP includes the following components:

Figure 1: How does Coquitlam's OCP Work?



1.1.2 Strategic alignment and implementation

The OCP works with and helps to shape other City plans, policies, projects and strategies to achieve the community's vision over time. Implementation of the OCP and the community's vision is delivered through the City's Strategic and Business Plan, and the Financial Plan, which identify shorter-term (one to five-plus years) priorities for City efforts and resources.

Further detail to support the implementation of the OCP is provided through:

- *Neighbourhood Plans* – provide more detailed, site-specific information and policies to guide the development of those plan areas.
- *Master Development Plans* – provide site-specific development direction, including phasing, for larger sites.
- *Zoning Bylaw* – regulates land use and development at the parcel level, including permitted land uses, **densities**, siting, etc.
- *Subdivision and Development Servicing Bylaw* – regulates provision of infrastructure and servicing at time of development.

1.1.3 How does the City develop an Official Community Plan?

Creating an Official Community Plan is a complex process. It includes review of the existing OCP and emerging issues, background research and technical analysis, extensive public consultation, drafting policies and formal adoption by Council.



1.2 Legal Framework

An OCP is required for all municipalities in the province of British Columbia to ensure responsible growth and development. The *Local Government Act*:

- sets out the legal framework for OCPs, including requirements for content and public consultation; and
- requires that all City bylaws and works be consistent with the OCP.

While the municipality is not obligated to carry out the projects or actions identified in the OCP, the OCP sets the framework for growth and change over time. Where inconsistencies arise or desired changes in policy direction occur, an amendment to the OCP is required.

1.2.1 Public Consultation

Public consultation with affected parties is required for OCP reviews, updates and amendments. This may include consultation with residents, businesses, public agencies, organizations and other orders of government.

Typically, broader public consultation occurs with OCP reviews (every five years) to allow a greater number of community members to participate.

1.2.2 Public Hearings

Public hearings are required for all OCP amendments. A public hearing provides the public with an opportunity to share feedback with Council during a proposed OCP amendment.

Public hearings are required for all rezoning applications if that rezoning application is not consistent with the OCP, but are not required for rezoning applications that are consistent with the OCP. Public hearings are prohibited for rezoning applications if all of the following conditions are met: the rezoning application is consistent with the OCP, the sole purpose of the rezoning bylaw is to permit a residential development, and at least half of the gross floor area of the development is residential.

1.2.3 Regional Growth Strategy

The OCP must be consistent with Metro Vancouver's *Regional Growth Strategy* to maintain efficient use of resources and services in the region. This consistency is demonstrated through the City's Regional Context Statement, which shows how the City's aspirations align with and support the regional vision expressed in the *Regional Growth Strategy* (see Section 1.3.2.1: Regional Context Statement).

1.3 About Coquitlam

1.3.1 History

The kwikwə́ləm people have inhabited the lands that became the City of Coquitlam since time immemorial, with their core traditional territory including the Coquitlam Watershed. The name Coquitlam was derived from the hə́hə́mihə́m [HUN-kuh-MEE-num] word kwikwə́ləm [kwee-KWET-lum], meaning “Red Fish Up the River.”

Coquitlam began as a “place in between” with the construction of North Road in the mid-1800s. While the purpose of the road was to provide Royal Engineers in New Westminster access to the year-round port facilities in Port Moody, the effect was to provide access to the vast area between Port Moody and communities to the east.

The history of the early years is one of settlement and agriculture. Growth was slow and steady and, in 1891, the District of Coquitlam was incorporated.

The Coquitlam Dam was built in 1905, creating the Coquitlam Lake reservoir and supplying water and hydroelectric power to the growing region. The young municipality secured its footing in the late 1800s when Frank Ross and James McLaren opened Fraser Mills, a state-of-the-art lumber mill on the north bank of the Fraser River. By 1908, a mill town of 20 houses, a store, post office, hospital, office block, barbershop and pool hall had grown around the mill.

A year later, one of the most significant events in Coquitlam’s modern history took place. Mill owners, in search of workers, turned their attention to the experienced logging culture of Quebec. In 1909, a contingent of 110 French Canadians arrived, recruited for work at Fraser Mills. With the arrival of a second contingent in June 1910, Maillardville was born, a vibrant community, the largest Francophone centre west of Manitoba and the seed for the future growth of Coquitlam.

In 1913, the City of Port Coquitlam seceded from the District of Coquitlam and both were incorporated as separate municipalities. That same year, the Province opened the “Hospital for the Mind” at Mount Coquitlam — later called Essondale, then Riverview Hospital — and the adjacent Colony Farm (now léxətəm [tla-hut-um] Regional Park). Over the years, the hospital grew and, by the 1950s, housed approximately 5,000 patients and employed 2,500 staff. In 2009, the last Riverview Hospital building closed and patients were transferred to other regional facilities. The Riverview lands were renamed in 2021 to səmíqwə́lə (Suh-MEE-kwuh-EL-uh), meaning “Place of the Great Blue Heron,” in recognition and respect of the kwikwə́ləm First Nation’s historical and cultural ties to its ancestral land.



After the Second World War, Coquitlam experienced significant growth. Rising car ownership, and new and improved road connections, such as the Lougheed and Trans-Canada highways, encouraged low-density, single-family subdivisions. Coquitlam, like many suburbs of the time, grew horizontally across the landscape.

The Westwood Racing Circuit was opened in 1959 at the end of Johnson Street on Eagle Mountain. It was the first purpose-built permanent road course in Canada and hosted a number of championship races and racing records. The track closed in 1990 to make way for residential development on Westwood Plateau.

By the 1970s, faced with the challenges of sprawl, congestion and environmental degradation, long-range planning tools were introduced to balance urban growth with green space and watershed protection. In the mid-1970s, Coquitlam designated the City Centre area as a Regional Town Centre to connect new urban activity through future rapid transit. Coquitlam Centre mall was developed shortly thereafter and higher-density housing such as apartments and townhouses became more common. While Coquitlam was still suburban in character, these developments marked a strategic shift toward mixed-use urban development.

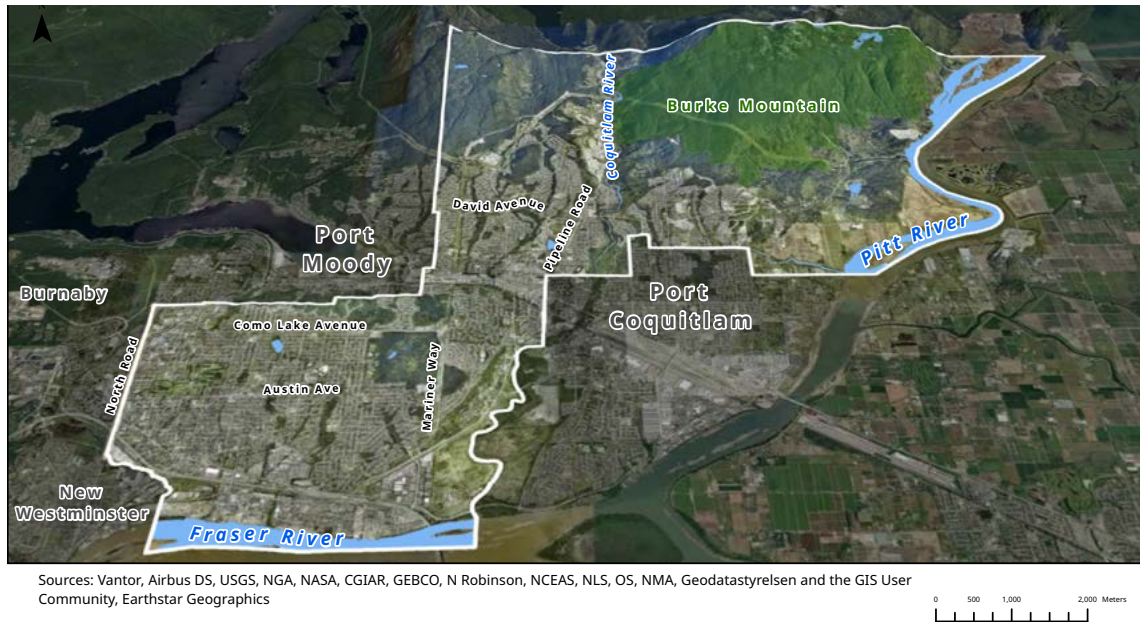
Over the past 30 years, Coquitlam invested heavily in its City Centre, attracting commercial, civic and residential projects. The planning vision emphasized walkability, **density** and the creation of a civic hub distinct from low-density suburbs. The shift in managing and directing growth to build complete communities with a focus on urban and neighbourhood centres was central to the City's inaugural Citywide Official Community Plan in 2002. Investments to improve connectivity, including express bus service (97 B-Line) and the West Coast Express regional commuter rail service to downtown Vancouver, supported **transit-oriented development** and largely met the expectations of decades of promised rail rapid transit. Suburban expansion into hillside communities continued during this time.

The extension of the SkyTrain's Millennium Line into Coquitlam in 2016 reshaped the City's planning direction. With rapid transit in place, the City advanced **transit-oriented development** strategies, encouraging high-rise towers, retail and public amenities around stations in the City Centre and Burquitlam-Lougheed neighbourhoods. This sparked increased densification, new **community amenities** and a skyline increasingly defined by vertical growth.

Today, Coquitlam's planning emphasizes livability, connectivity, environmental stewardship and housing choice, and strives to address the many overlapping challenges of the present day, including affordability, servicing demands, housing needs, climate risks and more. The OCP aims to carry forward traditions of care and stewardship as Coquitlam prepares for the future.

1.3.2 Regional Context

Figure 2: City of Coquitlam Regional Context



Coquitlam is one of the larger municipalities in the Metro Vancouver region, which is located in the southwest of the province of British Columbia. The region comprises about 2,900 square kilometres, bound by Strait of Georgia to the west, North Shore Mountains to the north, Fraser Valley to the east and Canada-United States border to the south. Metro Vancouver is known for its high level of livability, natural beauty and cultural diversity, and its strategic location as a major international port. Population growth over past decades has been strong and is projected to continue, with an anticipated population of 3.8 million by 2050.

Regional Context Statement

The Metro Vancouver *Regional Growth Strategy: Metro 2050*, identifies five goals for the future vision of the region:

1. Create a compact urban area
2. Support a sustainable economy
3. Protect the environment, address climate change and respond to natural hazards
4. Provide diverse and affordable housing choices
5. Support sustainable transportation choices

Details on the alignment of the OCP with the *Regional Growth Strategy* are found in Schedule I.

1.3.3 Demographics and Housing Needs

Demographics

Coquitlam is a diverse and growing community. According to the 2021 Statistics Canada census data, in Coquitlam:



there are **148,625** residents



73 per cent of adults aged 25 to 64 years of age have attained a post-secondary certification, diploma or degree



children and young adults (people up to 25 years old) make up **27 per cent** of the population (this number is slowly declining)



the average age of Coquitlam's residents is **41**, which is younger than most communities in the region



seniors (people aged 65 years and older) make up **16 per cent** of the population (this number is growing)



household incomes largely remained the same from 2005 to 2015, and rose steadily from **2015 to 2020**



an average of **2.6 people** live in each household



55 per cent of people reported that they had moved residences within the last five years

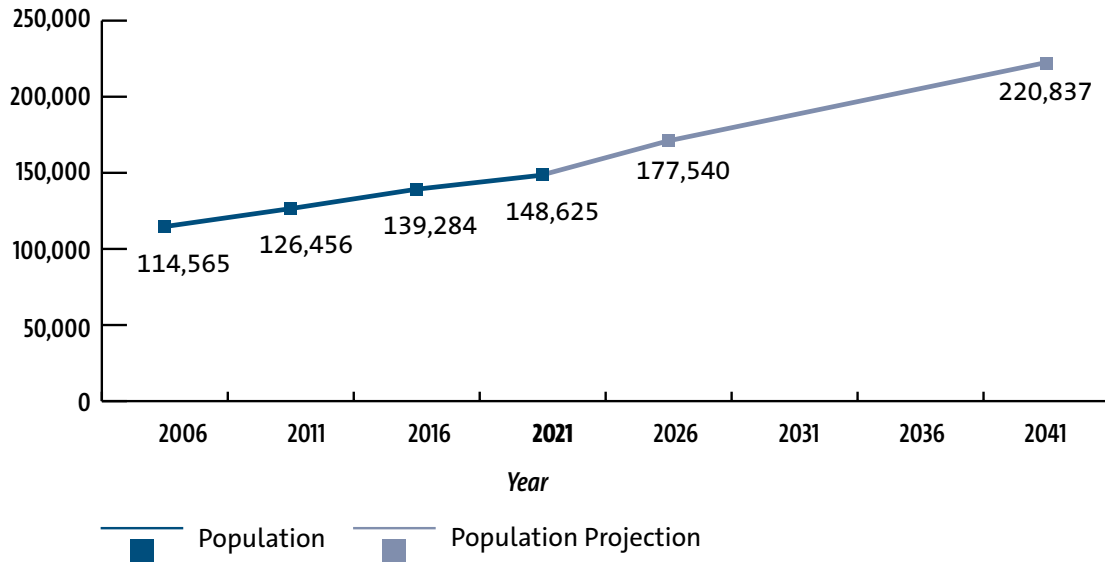


71 per cent of residents commute outside the City for work



Between 2006 and 2021, Coquitlam experienced an average annual growth rate of 1.73 per cent, slightly above the regional average of approximately 1.5 per cent. Coquitlam’s population is projected to grow to 220,837 by 2041 (source: BC Stats 2021).

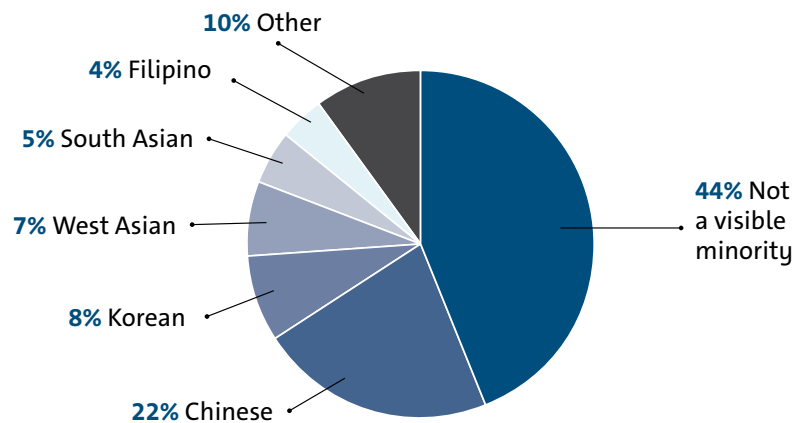
Figure 3: Projected Population



Source: BC Stats 2021

Coquitlam has a large and diverse community (Figure 4). Additionally, Coquitlam’s population speaks more than 85 languages.

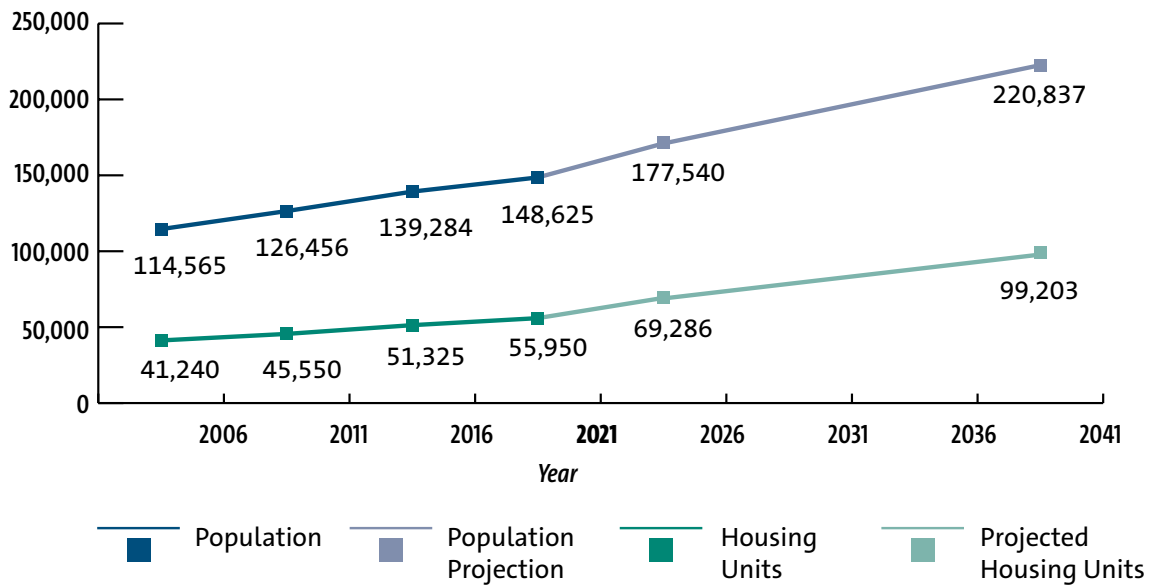
Figure 4: Visible Ethnic Minority



Housing Needs Trends

To respond to the City’s growing population, and based on the City’s Housing Needs Report, the estimated total housing units needed is 69,286 units by 2026 and 99,203 units by 2041 (Figure 5). This will require a total of 13,336 net new units from 2021 to 2026 and 43,253 net new units by 2041. The land uses and residential **densities** identified in Schedule B-1 and Section 3.2 are anticipated to accommodate the development needed to meet housing need through to 2041.

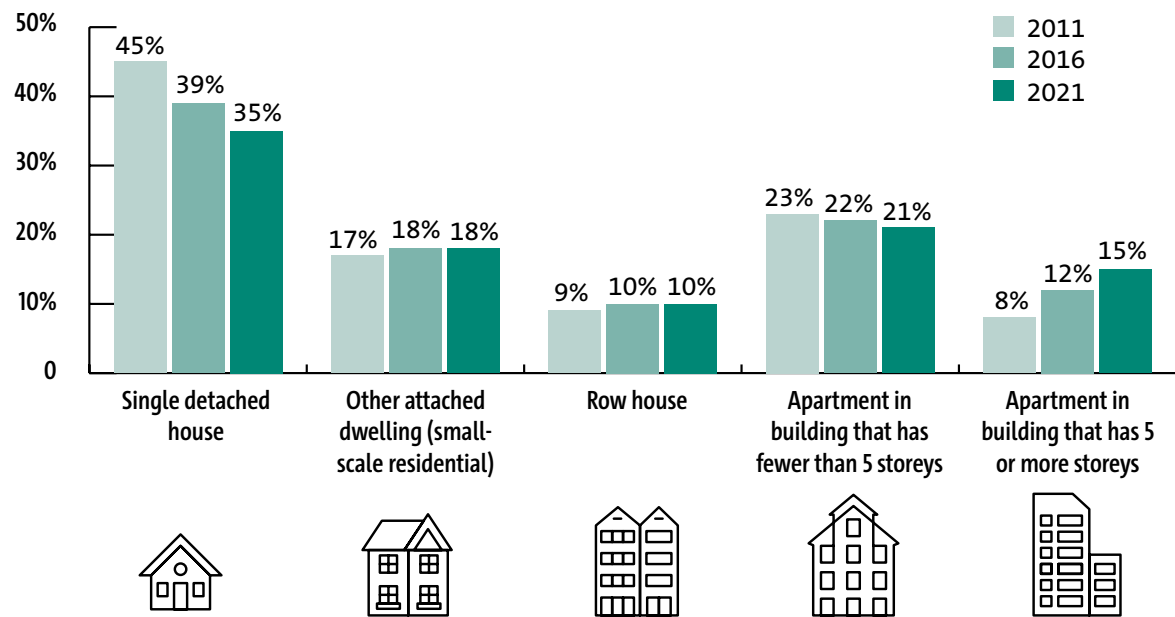
Figure 5: Projected Population and Housing Needs



Source: 2021 Census and 2021 BC Stats

The City’s 2022 Housing Needs Report identified significant demand for greater affordability and additional rental supply, including larger units to accommodate the needs of families. Levels of core housing need remain far more extensive among renters compared to owners, with recent immigrants and non-permanent residents experiencing particularly high levels of need. As the population of seniors continues to grow, housing that meets their needs will be an increasing priority. While historically Coquitlam has a larger proportion of single-detached dwelling units, multi-family housing now represents the majority of new construction (Figure 6).

Figure 6: Dwelling Structure Type



Source: 2021 Census



2. Vision and Goals





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

The community vision of Coquitlam is the foundation upon which the goals and policy objectives are established, and what the OCP policies work towards realizing.

Six goals have been identified to further define key elements of the OCP vision:



1. Create a complete community

Making complete communities that focus housing, employment, amenities and services close to homes and businesses to meet daily needs



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



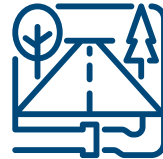
4. Provide diverse housing choices

Building diverse housing that meets identified community needs for people at all stages of life and provides social opportunities for residents



5. Support sustainable transportation options

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



6. Provide high quality amenities, services and infrastructure

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



The objectives and policies in the following section work towards one or more of these goals to help realize the vision.



3. Policy Themes



Policy Themes

The policies in this OCP have been organized into 10 Policy Themes:

- 3.1 Growth Management
- 3.2 Land Use Designation
- 3.3 Housing
- 3.4 Climate Change and Resiliency
- 3.5 Environment and Natural Hazards
- 3.6 Economy
- 3.7 Transportation
- 3.8 Infrastructure and Community Safety Services
- 3.9 Parks and Community Facilities
- 3.10 Arts, Culture and Heritage

i Click on Policy Theme to navigate to the corresponding section.

The Policy Theme subsections are structured to show how each policy is helping to achieve the Vision and Goals. Each Policy Theme includes:

- An introduction to the theme content;
- Objectives that identify intended outcomes;
- The relationship of each objective to achieving the various goals (indicated by highlighted goal icons); and,
- Policies to guide decision-making.



Each Policy Theme has the following layout:

3.4 Climate Change and Resiliency

Policy Theme
States which of the ten policy areas this section covers

Introduction
Explains the policy theme content

Policy Objective
States which of the policies this subsection covers

Goals
Identifies which of the Plan's goals are supported by the Policy Objective

Section Tab
Identifies current section of OCP. Text is clickable for navigation

Policy Name
Outlines the purpose of this policy area and why it is important within the context of this Plan

The earth's climate is changing, and this change has global, regional and local implications for ecosystems, infrastructure and people. Addressing climate change is a complex exercise that requires the involvement of many different stakeholders, including the City, other municipalities and other orders of government, private businesses, stewardship groups, landowners and citizens. Locally, the City is focused on mitigating environmental impacts of development, reducing greenhouse gas emissions by 45 per cent below 2007 levels by 2030, achieving carbon neutrality by 2050, and preparing for climate-related risks.

3.4.1 Objective: Reduce impacts from new development on climate change

Supports goals:

3.4.1.1 Policy: Civic projects
Require siting and design of civic facilities to support energy efficiency and encourage the use of sustainable building approaches, such as low-carbon and climate-resilient design.

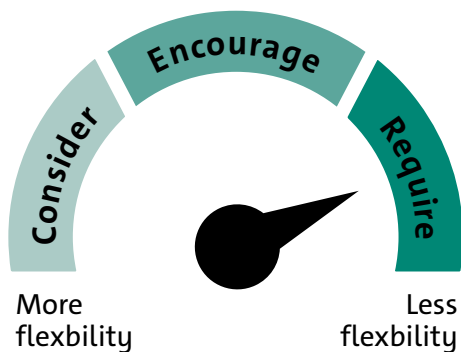
3.4.1.2 Policy: Land use planning
Encourage development of complete communities that incorporate a mix of land uses, densities, transportation options and local employment opportunities to support energy-efficient neighbourhoods and reduce environmental impacts.

3.4.1.3 Policy: Development design
Encourage site, building and landscape designs that reduce energy and water use, increase energy efficiency and lower greenhouse gas emissions, such as:

- Passive design principles;
- Low-impact development principles;
- LEED (Leadership in Energy and Environmental Design) standards;
- Energy Step Code and Zero Carbon Step Code;

Official Community Plan Page 58

Policies are written in a standardized format as follows:



- Require:** Policy must be followed.
- Encourage:** Policy should be followed. However, if not feasible, justification or alternative must be provided.
- Consider:** Strive to achieve this policy. Its applicability will be evaluated on a case-by-case basis.



3.1 Growth Management

The City of Coquitlam manages growth through a coordinated, strategic framework that is envisioned around a network of connected, complete regional and neighbourhood centres (Figure 7). Each centre is envisioned to be a complete community, providing for the daily needs of the local population and offering a range of housing and transportation choices, as well as a range of services and amenities. Focusing growth in these centres prevents regional urban sprawl, preserves green spaces, avoids the costs of unnecessary infrastructure and service duplication, and provides job opportunities closer to home.

Figure 7: Coquitlam’s Envisioned Complete Communities



Legend

Service Corridors

Classifications

-  Neighbourhood Centres
-  Regional City Centre

0 500 1,000 2,000 Meters
 Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

As one of the fastest-growing municipalities in Metro Vancouver, the City of Coquitlam focuses on concentrating development around rapid transit. Development in these transit-oriented neighbourhoods often includes high-density, mixed-use developments with ground-level retail, employment uses and a high-quality pedestrian-focused public realm with well-connected street and sidewalk networks.

Coquitlam strives to foster transit-supportive communities by integrating the following **transit-oriented development** characteristics:

-  Major **destinations** and centres located along frequent transit corridors, making them easy to be served efficiently by rapid transit
-  Walking **distance** to rapid transit minimized by a finer-grained street network
-  Pedestrian-friendly urban **design**, including accessible, safe, comfortable and direct walking and **micromobility** connections
-  Higher residential and employment **density**
-  Rich **diversity** of land uses and housing types
-  Transportation **Demand** Management measures that encourage walking, **micromobility** and transit use

The objectives and policies in this section support this growth management framework.

3.1.1 Objective: Develop complete, mixed-use communities that support efficient infrastructure and transportation networks.

Supports goals:



3.1.1.1 Policy: Land Use Designations

Require development to follow the land use designations, as shown in Schedule B-1, and the applicable uses, built form, **densities** and policies set out in the OCP, except where significant **community benefit** is provided in accordance with policy 3.1.2.5.

3.1.1.2 Policy: Height restriction

Require all development in the City to not to exceed the maximum heights specified in Schedule B-2.

3.1.1.3 Policy: Growth areas

Require the majority of growth to be directed towards existing neighbourhoods, intensifying development around frequent transit stations, neighbourhood centres (see Figure 7) and significant **community facilities**. Limit development that would result in significant **density** increases outside of these preferred growth areas.

3.1.1.4 Policy: Supporting transit

Require high-density, complete, mixed-use development around transit stations and along frequent transit corridors.

3.1.1.5 Policy: Site access

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 vehicle access that crosses **micromobility** routes.

3.1.1.6 Policy: Master development plans

Require the preparation of a master development plan (see Subsection 4.5) for large or multi-phased developments that have additional complexities, site-specific planning considerations, propose a significant **community benefit**, or that can only meet all applicable OCP policies through phasing and, ultimately, full build-out of the entire development site.

3.1.1.7 Policy: *Urban Containment Boundary*

Require all developments in the **Urban Containment Boundary** to connect to municipal water and sanitary servicing, unless otherwise identified in this OCP.

3.1.1.8 Policy: Auto-oriented commercial

Encourage auto-oriented commercial developments to locate on sites that are separate from or minimize impacts to residential areas.

3.1.1.9 Policy: Local-serving commercial

Encourage small-scale, **local-serving commercial** developments along arterial or collector streets to provide amenities within walking distance of residential areas.

3.1.1.10 Policy: Civic facilities

Encourage civic facilities such as schools, recreation and community centres to be incorporated into mixed-use developments, with consideration for form, function, and neighbourhood fit.

3.1.1.11 Policy: Community facilities and public utilities

Require all land use designations to permit public **community facilities** and low-impact public utilities. Encourage the identification, acquisition or dedication of land in all land use designations for these uses.

3.1.1.12 Policy: Greenfield development

Consider urban development on greenfield lands in northeast Coquitlam within the **Urban Containment Boundary**, provided a neighbourhood plan has been completed.

3.1.1.13 Policy: Comprehensive development zones

Consider the use of a comprehensive development zone in any land use designation based on the following criteria:

- i. Large site over 2.5 hectares;
- ii. Small sites with significant constraints;
- iii. Sites with multiple uses, tenures and ownerships (i.e., multiple stratas and airspace parcels);
- iv. Multiple phase development;
- v. Significant **community amenity**;
- vi. Significant affordable housing component; or
- vii. Complicated or unique servicing, **community benefit** or design schemes that require variances, incentives or innovative approaches

3.1.1.14 Policy: Siting of places of worship

Consider new places of worship to be located with convenient access to arterial or collector streets and sustainable transportation options, and to mitigate potential neighbourhood impacts of larger-scale facilities. Preference will be given to sites that form a buffer between residential and non-residential uses or that buffer residential uses from the intersection of two arterial or collector streets.

3.1.2 Objective: Achieve community benefits through growth and development.

Supports goals:



3.1.2.1 Policy: Amenity costs

Require new developments to contribute to the capital cost of **community amenities** that benefit, directly or indirectly, the proposed development and the increased populations of residents or workers that results from the proposed development.

3.1.2.2 Policy: Incentives

Encourage incentives, such as **density** benefits, in **multi-unit residential** and mixed-use designations to achieve desired uses, residential tenure types or **community benefits**.

3.1.2.3 Policy: Density transfer – within site

Encourage **density** transfers from dedicated lands (e.g., roads, parks) to the remainder parcel from which the dedication is being taken.

3.1.2.4 Policy: Density transfer – site-to-site

Consider **density** transfers from a donor site to an eligible receiver site within a growth area to support a preferred development form, provide significant additional **community benefits** or achieve other OCP objectives.

3.1.2.5 Policy: Additional density for community benefit

Consider an OCP amendment to provide for additional residential **density**, above the maximum of the land use designation, where a significant **community benefit** has been proposed and is deemed in the public interest.

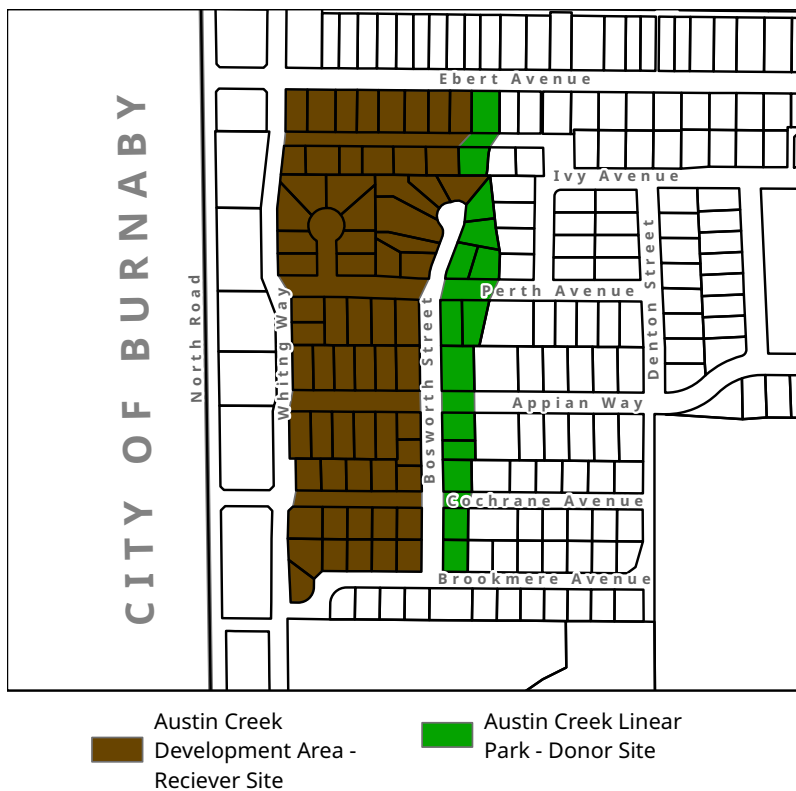
3.1.2.6 Policy: Density Transfer – Austin Creek

Encourage the acquisition of land for the Austin Creek Linear Park, as identified in Figure 8, through the following:

- i. Lands within the donor site are provided a residential **density** of up to 5.0 FAR that may be transferred to an eligible receiver site, also identified in Figure 8; and
- ii. The residential **density** of the receiver site is increased from 3.0 FAR to 5.0 FAR, in addition to the **density** transferred from the donor site;

provided the donor site is transferred, at no cost, to the City as parkland.

Figure 8: Austin Creek Donor and Receiver Sites



3.1.3 Objective: Maintain development potential of lands adjacent to new development.

Supports goals:



3.1.3.1 Policy: Mitigate impacts

Require development to mitigate potential associated negative impacts, such as increased traffic, pollution, noise, security issues and visual impacts, to adjacent properties and neighbourhoods.

3.1.3.2 Policy: Orphan lots

Require new development to address any impacts or impediments to future development of remnant or adjacent parcels. New development must not encumber the future development of remnant or adjacent parcels from meeting the objective of the land use designation.

3.1.3.3 Policy: Land assemblies

Require land assemblies in redevelopment areas to support logical and efficient infrastructure upgrades.

3.1.4 Objective: Design people-friendly buildings, streets, and open spaces that are attractive, comfortable, and that create a vibrant, permeable, and interconnected urban public realm.

Supports goals:



3.1.4.1 Policy: Building and site design

Require building and site design, including subdivisions and consolidations, to enhance and contribute to the neighbourhood, prioritizing pedestrian access and neighbourhood walkability.

3.1.4.2 Policy: Street access

Require all public-facing sides of buildings with direct access and visual connections to the public realm to be oriented towards that public frontage, except where site constraints such as topography create significant challenges.

3.1.4.3 Policy: Streetscape guidelines

Require frontage improvements to streets and public open spaces through development and in accordance with the respective neighbourhood streetscape guidelines, where applicable. This includes new or improved sidewalks, curb extensions, mid-block connections, street furniture, **micromobility** infrastructure, pedestrian-oriented lighting and weather protection.

3.1.4.4 Policy: Design of public open spaces

Require the design of publicly accessible open spaces, both publicly- and privately-owned, to contribute to and integrate with the public realm. Design of these spaces should reflect the neighbourhood character, incorporate human-scale architectural and landscape elements, and support active and passive uses of these spaces.

3.1.4.5 Policy: Provision of public spaces

Encourage developments to incorporate publicly accessible open spaces in the form of urban parks, plazas or squares, including privately-owned where publicly-owned spaces are not feasible.

3.1.4.6 Policy: Programmable public spaces

Encourage publicly accessible spaces to be sized and designed for use as a casual gathering space or a programmable space for local events and festivals, as appropriate.

3.1.4.7 Policy: Connected public spaces

Encourage publicly accessible spaces to be connected to and contribute positively to nearby streets, pedestrian networks, parks, trails or **community facilities**.

3.1.4.8 Policy: Active frontages

Encourage developments to provide **active frontages** along streets, pedestrian networks and other publicly accessible areas. Encourage opportunities for indoor and outdoor programming to enhance place-making along commercial frontages.

3.1.4.9 Policy: Public to private transition

Encourage ground-floor residential units to have direct access to the street or public-access rights-of-way while enabling a degree of privacy through the use of elevations, screening or landscaping.

3.1.5 Objective: Establish neighbourly development through design that considers surrounding scale and form in the present and future.

Supports goals:



3.1.5.1 Policy: Scale and massing

Require buildings to be designed with an appropriate scale and massing that contribute to the existing and future character of an area. This includes enabling a positive pedestrian experience, considering view corridors, minimizing shadow impacts and maximizing access to light in the public realm.

3.1.5.2 Policy: Landscape buffers

Require appropriate buffering and landscaping between incompatible land uses to mitigate potential impacts, including effects of noise and light pollution, and poor air quality.

3.1.5.3 Policy: Arterial street enhancements

Consider additional setbacks or street dedications where needed to facilitate an improved public realm with wider sidewalks and landscape boulevards on major arterial streets, including protection of existing mature street trees, to further buffer pedestrian and **micromobility** users from vehicular traffic.

3.1.5.4 Policy: Transitions

Encourage development to gradually transition in height, with tallest buildings generally being located adjacent to frequent transit stations or centrally located within City Centre, Transit-Oriented Mixed-Use or Neighbourhood Centre land use designation areas, and transitioning to lower heights in adjacent medium- or lower-density areas. Consider the local context, including compatibility between new and existing buildings and uses, and appropriate siting, buffering, access configurations and other design measures to determine an appropriate transition.

3.1.5.5 Policy: Compatibility

Encourage compatibility between residential and commercial areas and uses through design measures (e.g., siting, buffering, access configuration).

3.1.6 Objective: Cultivate a strong sense of place and unique identity.

Supports goals:



3.1.6.1 Policy: High-quality design

Require development to contribute to high-quality built and natural environments by supporting design excellence in compliance with the City's development standards and design guidelines. Development must:

- i. Foster neighbourhood identity through connections to the street and building forms that enhance the public realm;
- ii. Promote a sense of community and neighbourliness; and
- iii. Provide comfortable, walkable and livable spaces.

3.1.6.2 Policy: Prominent developments

Require developments located at prominent sites within higher-density urban centres, or that have a proposed height of 30 storeys or greater, to provide a high degree of design excellence due to their location within the City and neighbourhood.

3.1.6.3 Policy: Gateway enhancements

Encourage developments located at gateways to include elements such as public art, signage, landscaping, gathering spaces, distinctive façades and streetscape treatments that create a sense of arrival into the area.

3.1.6.4 Policy: Innovative design

Consider innovative design solutions that achieve a high-quality built environment or respond to specific site contexts.

3.1.7 Objective: Foster a sense of safety, access, and belonging for all.

Supports goals:



3.1.7.1 Policy: Safety by design

Require all publicly accessible spaces to be designed following Crime Prevention through Environmental Design (CPTED) principles to prevent crime and support feelings of safety. This may be achieved through measures such as, but not limited to:

- i. Providing overlook onto streets and other public spaces through windows, balconies or porches;
- ii. Providing pedestrian-scaled lighting features;
- iii. Providing opportunities for rest and socializing;
- iv. Incorporating speed management measures at and around crosswalks;
- v. Maximizing direct access to the street for individual units; and
- vi. Providing education and awareness programs.

3.1.7.2 Policy: Universal design

Require all publicly accessible spaces to incorporate universal accessible design and provide barrier-free experiences for persons of all abilities, where applicable.

3.1.7.3 Policy: Temporary treatments

Encourage temporary or interim treatments, such as façades or hoarding, on sites undergoing construction and undeveloped parcels to support a safe and attractive environment.

3.1.8 Objective: Respect, celebrate, and protect the natural environment as part of sustainability efforts in the design of the built environment.

Supports goals:



3.1.8.1 Policy: Accommodate tree growth

Require landscape design near or adjacent to pavement, walls and utilities to account for the long-term growth of tree roots and crown, including trunk flare and trunk enlargement. Require the use of soil cells where appropriate soil volumes cannot otherwise be provided.

3.1.8.2 Policy: Fraser Riverfront

Require publicly accessible spaces and structures, such as parks, plazas, piers, wharfs and docks, along the Fraser River waterfront to be designed with a strong visual and physical relationship to the river.

3.1.8.3 Policy: Natural environment

Require design solutions that respond to the natural topography and environmental constraints of the site/area.

3.1.8.4 Policy: Surface permeability

Encourage permeable surfaces using soft landscaping, surface texture and other design features on development sites, including on and around buildings, parkades and retaining walls.



3.2 Land Use Designations

Land use designations establish the intended high-level development expectations (building form and function) and support municipal decision-making and infrastructure planning for growth over time. The land use designations are listed below and shown on the land use map in Schedule B-1.

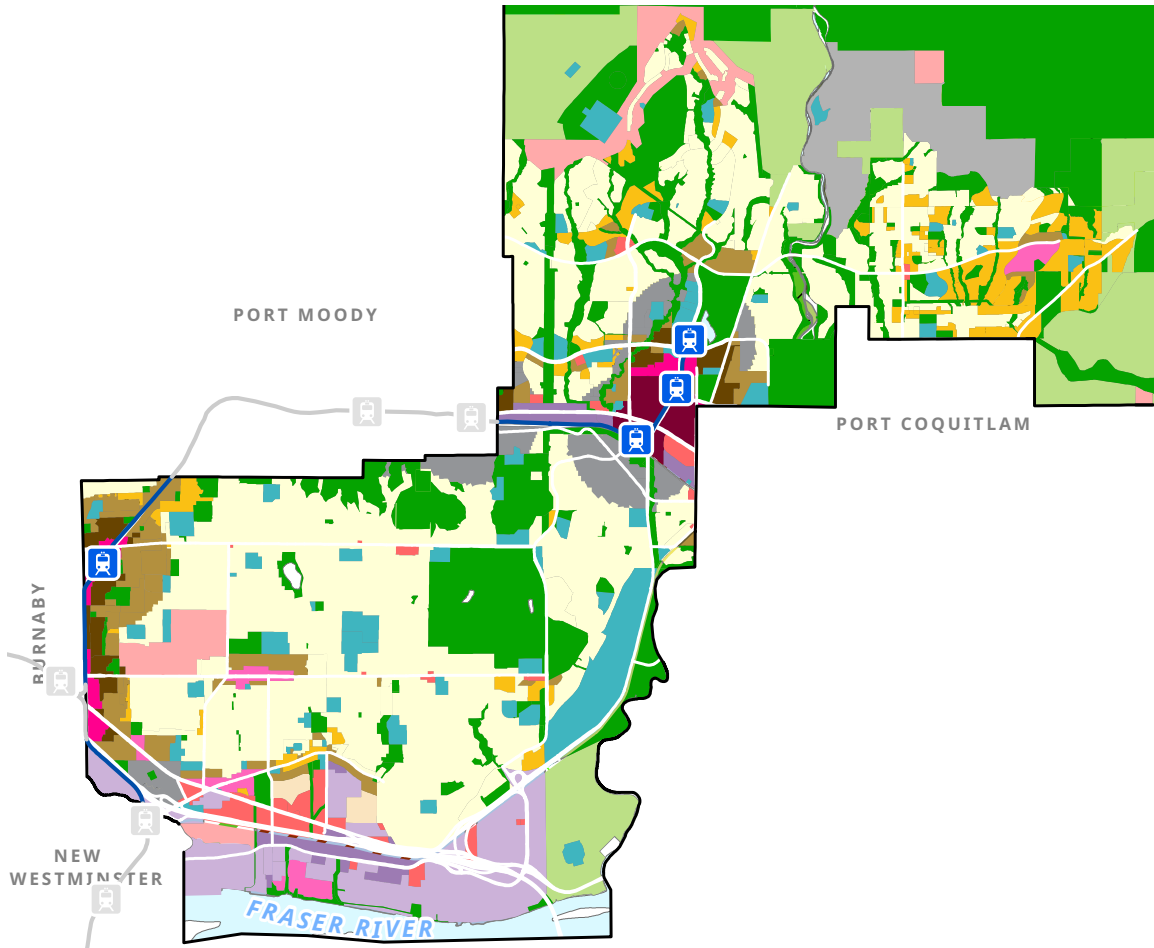


Click on Land Use Designation to navigate to the corresponding section.

- | | |
|--|--|
| 3.2.1  Agricultural | 3.2.2  Rural |
| 3.2.3  Mobile Home Park | 3.2.4  Small-Scale Residential |
| 3.2.5  Townhouse Residential | 3.2.6  Medium-Density Residential |
| 3.2.7  High-Density Residential | 3.2.8  Neighbourhood Centre |
| 3.2.9  Transit-Oriented Mixed-Use | 3.2.10  City Centre |
| 3.2.11  Commercial | 3.2.12  Commercial Recreation |
| 3.2.13  Business Enterprise | 3.2.14  Industrial |
| 3.2.15  Institutional | 3.2.16  Park and Recreation |
| 3.2.17  Development Reserve | 3.2.18  Transit-Oriented Area Reserve |

Reference to specific land use designations are capitalized (e.g. *Small-Scale Residential* or *Neighbourhood Centre*).

Figure 9: Image of Land Use Designations at time of plan adoption (April 2026)



Land use designations support the provision of sufficient development capacity to meet the City’s anticipated 20-year housing needs. The City has enough land designated for residential use to accommodate the amount of housing needed to meet the City’s 20-year housing needs, as outlined by the City’s Housing Needs Report.

i

Information and policies on how the City of Coquitlam seeks to manage growth and development more generally can be found in Section 3.1 Growth Management.

Each land use designation includes a high-level objective, permitted uses, form, **density** and policies to guide development and decision-making, as outlined below. New development is required to align with the objective, use, built form and **density** of the applicable land use designation as well as all other applicable OCP policies.

Objective	Describes the long-term intention for development of lands identified with this land use designation.
Uses	Provides high-level general uses (residential, commercial, etc.) or other unique uses (accessory residential, etc.). <i>Note: This is not an exhaustive list of all permitted uses; the specific uses are defined through the Zoning Bylaw.</i>
Built Form	Describes the built forms that are supportable.
Density	Describes required minimum density and/or the upper range of density , expressed as lot size or FAR . Density ranges include incentives, density benefits, tenure requirements, and other applicable OCP policies. <i>Note: The upper end of the density range identifies the highest density that may generally be supported on a site with that land use designation. Development is not required, nor guaranteed, to achieve this density and development may occur at lower densities due to site constraints, policy directions or other restrictions presented in a Neighbourhood Plan or the Zoning Bylaw. Proposals that exceed this density range may be considered, however a more comprehensive review and/or OCP amendment will typically be required.</i>

Designations are not Development Rights:

The land use designations do not grant development rights. The designations inform which zones could be applicable and supportable. The City's *Zoning Bylaw* is the regulatory tool that grants the legal permissions for development and ultimately regulates the use, form and **density** of development on a site. Applicable OCP policies and other regulations (including incentives, design guidelines, zoning, subdivision and building regulations) may affect what is achievable on a site.

3.2.1 Agriculture

Objective	Protects lands for agricultural use inside the Agricultural Land Reserve (ALR).
Uses	Agriculture Accessory residential
Built Form	Single detached house and agricultural buildings
Density	Minimum 8.1 hectare lot



3.2.1.1 Policy: Support agriculture

Encourage the continued agricultural use of lands under this designation.

3.2.1.2 Policy: Limit subdivision and development

Encourage the retention of large agricultural land holdings and discourage fragmentation of parcels through subdivision. Protect the long-term viability of agriculture by opposing applications to remove lands from the ALR or redesignate from the Agriculture land use designation.

3.2.1.3 Policy: Development adjacent to Agriculture

Consider impacts to agricultural land when reviewing development adjacent to Agricultural Land Reserve and Agricultural land uses. This includes examining land use, **density**, street layout, stormwater runoff, traffic generation, and crop and livestock protective measures, consistent with best practices from the Agricultural Land Commission and the Ministry of Agriculture.

3.2.2 Rural

Objective	Accommodates unserviced or partially serviced lands that may be suitable for limited, rural residential development or natural resource extraction.
Uses	Agriculture Resource extraction and limited on-site processing Residential
Built Form	Detached house, agricultural buildings and resource use buildings
Density	Minimum 0.405-hectare lot within the Urban Containment Boundary Minimum 1.25-hectare lot outside the Urban Containment Boundary



3.2.2.1 Policy: Water and sanitary servicing outside the Urban Containment Boundary

Require all residential developments outside the **Urban Containment Boundary** to have potable water supply and an on-site sanitary sewage disposal system.

3.2.2.2 Policy: Subdivision and servicing

Require all subdivisions within the **Urban Containment Boundary**, where municipal water and sanitary servicing is not yet available, to be within a completed neighbourhood plan. Larger minimum lot sizes may be imposed to ensure minimal impact on planned future use of lands. Subdivision outside the **Urban Containment Boundary** should be limited.

3.2.2.3 Policy: Watercourse crossings

Encourage watercourse protection by discouraging development that requires private roads and driveway crossings of watercourses.

3.2.2.4 Policy: Hazardous lands

Consider limited development on lands with steep slopes or other hazardous conditions, as identified in Schedule C, provided development impacts are mitigated by:

- i. Clustering new development near existing development on the same or adjacent parcels; or
- ii. Demonstrating site layout that is highly sensitive to the natural features of the land and integrates with the topography, natural areas and **environmentally sensitive areas**.

3.2.2.5 Policy: Resource extraction

Require resource extraction industries to be located outside the **Urban Containment Boundary**. Limited processing of raw natural resource materials may be permitted on the same site from which the resources are extracted.

3.2.2.6 Policy: Buffer from residential

Require a minimum 50-metre buffer between resource-extraction industries and residential development.

3.2.2.7 Policy: Aggregate extraction

Require aggregate resource extraction mining operations to develop and follow an operations and reclamation plan, prepared by a qualified professional, that ensures the mines are operated and reclaimed in accordance with provincial best management practices.

3.2.2.8 Policy: Environmental impacts to adjacent lands

Require consideration of environmental impacts on adjacent lands from aggregate extraction and establish measures to reduce these impacts, including off-site siltation effects on nearby watercourses.

3.2.2.9 Policy: Off-site impacts

Encourage mitigation of off-site impacts of aggregate extraction, such as excessive truck traffic, and safety and road condition issues.



3.2.3 Mobile Home Park

Objective	Accommodates the residential use of multiple mobile homes in an urban setting.
Uses	Mobile Home Park
Built Form	Mobile homes and single detached house
Density	Minimum 2.0 hectare lot



3.2.3.1 Policy: Residents assistance

Require developers to assist residents displaced by redevelopment of a mobile home park.

3.2.3.2 Policy: Maintain existing mobile home parks

Encourage mobile home parks to be maintained and fully occupied, recognizing that mobile home parks provide a form of affordable housing

3.2.4 Small-Scale Residential

Objective	Accommodates small-scale residential development. Local-serving commercial uses are supported.
Uses	Residential Local-serving commercial
Built Form	Detached house and low-rise buildings, up to three storeys
Density	Up to 0.75 FAR Up to 0.85 FAR in accordance with policy 3.2.4.2 and policy 3.2.4.3. Up to 1.05 FAR, where a minimum 50 per cent FAR is identified for commercial uses



3.2.4.1 Policy: Servicing capacity

Require the servicing and infrastructure capacity to accommodate a minimum of four units per lot at time of subdivision.

3.2.4.2 Policy: Development on arterials and double-fronting sites on collectors

Encourage intensive small-scale residential development along arterial streets and double-fronting lots located on collector streets 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.

3.2.4.3 Policy: Intensive small-scale residential development

Encourage intensive small-scale residential development within the areas specified in Schedule B-3 by supporting additional **density** in these locations.

3.2.4.4 Policy: Housing variety

Encourage a range of attached and detached housing types and unit sizes on Small-Scale Residential lots to support the needs of households of varying incomes, abilities and sizes.

3.2.4.5 Policy: Infill residential

Encourage infill development to be compatible with the adjacent residential forms of development and adjacent built environments.

3.2.4.6 Policy: Subdivision

Consider local context, such as existing lot size, built form and landscaping, when considering subdivision applications.

3.2.5 Townhouse Residential

Objective	Accommodates ground-oriented residential development, typically in a townhouse or stacked townhouse form. Local-serving commercial uses are supported.
Uses	Residential Local-serving commercial
Built Form	Rowhouse, townhouse and stacked townhouse
Density	Up to 1.1 FAR, except Up to 1.4 FAR in accordance with policy 3.2.5.1



3.2.5.1 Policy: Intensive townhouse development

Encourage intensive townhouse development by supporting additional **density** on sites within the Burquitlam-Lougheed Neighbourhood Plan, except when sites are adjacent to Small-Scale Residential, and along the historic main street of Brunette Avenue.

3.2.5.2 Policy: Transition between land use designations

Encourage Townhouse Residential to be used along arterial and collector streets, as well as a transition between higher **density** land use designations and the Small-Scale Residential land use designations.

3.2.6 Medium-Density Residential

Objective	Accommodates attached multi-unit residential development up to twelve storeys. Local-serving commercial uses are supported.
Uses	Residential Local-serving commercial
Built Form	Low-rise or mid-rise buildings; up to eight storeys or up to twelve storeys in Transit-Oriented Area Tier 2 , except where local height limits apply (see Schedule B-2 as per Policy 3.1.1.2)
Density	Up to 2.64 FAR outside Transit-Oriented Area Tier 1, Transit-Oriented Area Tier 2 and Transit-Oriented Area Tier 3 Up to 3.0 FAR in Transit-Oriented Area Tier 3 Up to 4.0 FAR in Transit-Oriented Area Tier 2



3.2.6.1 Policy: Density transition

Encourage Medium-Density Residential land use to provide an effective transition, in terms of building massing and height, between higher-density land uses and adjacent lower-density residential areas.

3.2.7 High-Density Residential

Objective	Accommodates attached multi-unit residential in close proximity to frequent transit services and community facilities . Local-serving commercial uses are supported.	
Uses	Residential Local-serving commercial	
Built Form	Low-rise, mid-rise or high-rise buildings; local height limits apply (see Schedule B-2 as per Policy 3.1.1.2)	
Density	Residential	Up to 5.5 FAR , except Up to 3.0 FAR in the Austin Creek Development Area, as identified in Figure 8, unless increased in accordance with Policy 3.1.2.6.
	Non-residential	Up to unlimited commercial FAR



3.2.7.1 Policy: Intended location

Encourage High-Density Residential growth areas near transit stations.

3.2.7.2 Policy: Transitional provision (Coquitlam College)

As a transitional provision only, and notwithstanding the **density** identified in subsection 3.2.7, for Coquitlam College lands, having parcel identification numbers 002-034-735, 005-083-613, 009-966-480, 009-966-498, 009-966-501, 010-341-811, 008-311-196, 009-966-528 and 008-900-604, and a rezoning application number of RZ 2023 116693:

- i. to require development to include a minimum of 0.1 **FAR** of **local-serving commercial** and
- ii. are provided a residential **density** of up to 6.5 **FAR**, corresponding with the non-residential **density** requirement.

As a transitional provision only, if parcel identification numbers 009-966-510, 009-966-536 and 008-153-132 are consolidated with the Coquitlam College lands, and have registered on title the same development permit or development agreement as the Coquitlam College lands, for those lands be subject to the **densities** identified in subsections (i) and (ii) above.

As a transitional provision only, if that area labelled “Closed Road” on Plan EPP145527 is consolidated with the Coquitlam College lands, and has registered on title the same development permit or development agreement as the Streetside lands, for that “Closed Road” to also be provided with a residential **density** of up to 6.5 **FAR**.

3.2.7.3 Policy: Transitional provision (Streetside)

As a transitional provision only, and notwithstanding the **density** identified in subsection 3.2.7, for Streetside lands, having parcel identification numbers 028-498-992, 028-499-000, 028-499-018, 015-593-860, 015-593-916, and 015-593-924, and a rezoning application number of RZ 2024 119735, are provided a residential **density** of up to 6.0 **FAR**.

As a transitional provision only, if Parcel “A” on Reference Plan EPP133962 is consolidated with the Streetside lands, and has registered on title the same development permit or development agreement as the Streetside lands, for that Parcel “A” to also be provided with a residential **density** of up to 6.0 **FAR**.



3.2.8 Neighbourhood Centre

Objective	Accommodates a mix of residential, commercial, civic and community facilities that serve the daily needs of the local population.	
Uses	Residential Commercial Civic	
Built Form	Low-rise and mid-rise buildings (up to eight storeys) and high-rise buildings in specific locations. Local height limits apply (see Schedule B-2 as per Policy 3.1.1.2)	
Density	Residential	Up to 2.75 FAR, except: Up to 4.75 FAR in Maillardville Neighbourhood Plan Area west of Lebleu Street Up to 5.25 FAR in Austin Heights Neighbourhood Plan Area and Waterfront Village Neighbourhood Plan Area
	Non-residential	Minimum 0.25 FAR, except: Minimum 0.1 FAR in Partington Creek Neighbourhood Plan Area Up to unlimited commercial FAR



3.2.8.1 Policy: Active public spaces

Require enhanced streetscapes and public spaces along commercial **main streets** in Neighbourhood Centre areas to encourage public use and activation of these spaces.

3.2.8.2 Policy: Required active frontages

Require a continuous **active frontage** of commercial, **community facilities** or other public uses along **main streets**. On corner lots, wrap **active frontages** around corners.

3.2.8.3 Policy: Public spaces

Encourage developments to incorporate publicly accessible open spaces in the form of urban parks, plazas or squares, including privately-owned spaces where publicly-owned spaces are not feasible, to enhance sense of community.

3.2.8.4 Policy: Mixed-use development

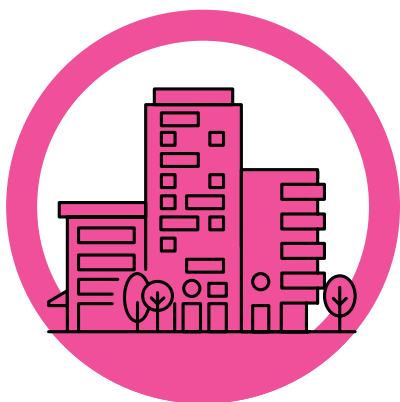
Encourage a variety of non-residential uses, including smaller-format commercial offices and **local-serving commercial**, entertainment and civic uses to provide services and amenities to local residents as well as strengthen the Neighbourhood Centre's role as the community focal point.

3.2.8.5 Policy: Residential uses

Encourage a variety of attached residential built forms, including townhouses, stacked townhouses and apartments, in the Neighbourhood Centre.

3.2.8.6 Policy: Public parking management

Encourage parking turnover and efficient use of on- and off-street public parking in the Neighbourhood Centre through the implementation of parking management strategies.



3.2.9 Transit-Oriented Mixed-Use

Objective	Promote high-density mixed-use development, near and supportive of frequent transit services. Accommodates residential, commercial, civic and community facilities uses.	
Uses	Residential Commercial Civic	
Built Form	Low-rise, mid-rise and high-rise buildings	
Density	Residential	Up to 6.0 FAR
	Non-residential	Minimum 0.5 FAR Up to unlimited commercial FAR



3.2.9.1 Policy: Required non-residential development

Require development in the Transit-Oriented Mixed-Use land use designation to include a minimum of 0.5 FAR of **employment-generating uses** within the site.

3.2.9.2 Policy: Required active frontages

Require a continuous **active frontage** of commercial, **community facilities** or other public uses along **main streets**. On corner lots, wrap **active frontages** around corners.

3.2.9.3 Policy: Commercial uses

Encourage development of commercial uses near transit hubs.

3.2.9.4 Policy: Public spaces

Encourage developments to incorporate publicly accessible open spaces that serve a citywide function and enhance civic identity. Open spaces may take the form of urban parks, plazas or squares, including privately-owned spaces where publicly-owned spaces are not feasible.

3.2.9.5 Policy: Transitional provision (Burquitlam Plaza)

For Burquitlam Plaza lands, and notwithstanding the **density** identified in subsection 3.2.9, having a parcel identification numbers 005-742-820 and 030-452-180 and a rezoning application number of RZ 2020 117722, which require development to include a minimum of 0.25 FAR of **employment-generating uses**.

3.2.96. Policy: Transitional provision (SOCO Development)

As a transitional provision only, and notwithstanding the **density** identified in subsection 3.2.9, for SOCO Development lands, Phases One to Four inclusive, comprised of lands with parcel identification numbers 032-266-715, 031-780-580, 032-745-346, 032-330-553, and 032-330-561, and also comprised of The Common Property of The Owners, Strata Plan EPS10424, and all strata lots contained within Strata Plan EPS10424; The Common Property of The Owners, Strata Plan EPS10425, and all strata lots contained within Strata Plan EPS10425; The Common Property of The Owners, Strata Plan EPS11129, and all strata lots contained within Strata Plans EPS11129; and The Common Property of The Owners, Strata Plan EPS11571, and all strata lots contained within Strata Plan EPS11571, and with all lands having been assigned a rezoning application number of RZ 2026 106764, which require development to include a minimum of 0.25 FAR of **employment-generating uses**.



3.2.10 City Centre

Objective	Promote high-density, mixed-use development that contains employment-generating uses . Accommodates commercial, residential and civic uses within this land use.	
Uses	Commercial Residential Civic	
Built Form	Low-rise, mid-rise and high-rise buildings	
Density	Residential	Up to 6.0 FAR
	Non-residential	Minimum 1.0 FAR Up to unlimited commercial FAR



3.2.10.1 Policy: Commercial development

Require development to include a minimum of 1.0 FAR of **employment-generating uses** within the site.

3.2.10.2 Policy: Required Active frontages

Require a continuous **active frontages** of commercial, **community facilities** or other public uses along **main streets**. On corner lots, wrap **active frontages** around corners.

3.2.10.3 Policy: Office space

Encourage the development of office space, especially region-serving office space, to locate within the City Centre land use designation.

3.2.10.4 Policy: Diverse leisure

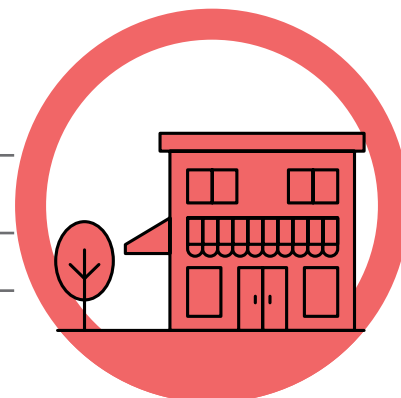
Encourage a diversity of regional services and entertainment uses to support a vibrant City Centre.

3.2.10.5 Policy: Nightlife

Encourage uses that are active at night in addition to uses that are active during the day.

3.2.11 Commercial

Objective	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.
Uses	Commercial Accessory residential
Form	2 storeys
Density	Maximum 1.05 FAR



3.2.12.1 Policy: Accessory residential

Require accessory residential development to be located above the first storey to maintain commercial frontages.

3.2.12.2 Policy: New development

Encourage new or expansion of commercial developments:

- i. On or adjacent to existing commercial sites, including **local-serving commercial** developments;
- ii. In proximity to transit; or
- iii. In proximity to other **community amenities**.

3.2.12.3 Policy: Enhance existing commercial

Encourage reinforcement and enhancement of established retail commercial areas by:

- i. Intensifying existing commercial sites through additions and redevelopment;
- ii. Identifying opportunities to intensify nearby residential to provide a stronger trade area;
- iii. Providing for a mix of uses on-site, where appropriate;
- iv. encouraging entertainment uses to locate in established commercial areas;
- v. Fostering specialty retail; and
- vi. Promoting festival-style events and other opportunities to attract more shoppers.

3.2.11.4 Policy: Regional-serving commercial

Encourage large-format, regional-serving and auto-oriented commercial developments to locate on sites that have convenient access to arterial or collector streets such as Lougheed Highway or United Boulevard.

3.2.11.5 Policy: Diverse commercial

Encourage the development of a variety of commercial spaces, including local- and regional-serving office space, that generate more employment.

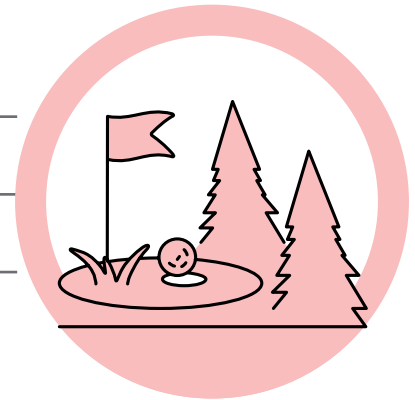
3.2.11.6 Policy: Casino commercial

Consider casino gaming operations and supporting uses only on the site with parcel identification number 026-135-353, with a maximum building height of 55 metres. Casino gaming operations are not permitted anywhere else in the City.



3.2.12 Commercial Recreation

Objective	Accommodates private recreational uses that require extensive open space, such as firing ranges, golf courses, marinas and sports clubs.
Uses	Commercial recreation Accessory commercial
Built Form	Low-rise accessory buildings to support commercial recreation uses
Density	Up to 0.1 FAR



3.2.12.1 Policy: Soils

Require development to be directed away from lands with Class 1, 2 or 3 soils suitable for agriculture.

3.2.12.2 Policy: Vehicle site access

Encourage vehicle access to a Commercial Recreation site to be from an arterial or collector street.

3.2.12.3 Policy: Adjacent residential

Require residential development adjacent to a commercial recreation use to be contiguous to existing or planned urban development areas.

3.2.12.4 Policy: Trail connections

Encourage public trail connections to Commercial Recreation sites and, where possible, integrate them into the development.

3.2.12.5 Policy: Former fill site

Consider an amendment to redesignate the former fill site, parcel identification number 030-876-699, from Commercial Recreation to Industrial, once contaminated site remediation has been completed.

3.2.13 Business Enterprise

Objective	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.
Uses	Light industrial Accessory office and commercial
Built Form	Low-rise and mid-rise buildings, up to twelve storeys
Density	Up to 4.0 FAR



3.2.13.1 Policy: Residential not permitted

Require all land uses to be **employment-generating uses**. Residential uses are not allowed.

3.2.13.2 Policy: Employment-generating uses

Encourage more diverse and intensive **employment-generating uses** in lieu of large-format retail.

3.2.13.3 Policy: Built form

Encourage building forms that allow for a mix of uses with various intensities.

3.2.14 Industrial

Objective	Provides for a range of industrial uses, such as goods production, distribution, repair, warehousing and supporting functions, while minimizing potential impacts on adjacent lands.
Uses	Industrial Limited commercial
Built Form	Low-rise and mid-rise buildings, up to six storeys
Density	Up to 1.5 FAR



3.2.14.1 Policy: Residential not permitted

Require all uses to be **employment-generating uses**. Residential uses are not allowed.

3.2.14.2 Policy: Siting of heavy industrial

Encourage new heavy industrial uses to locate away from residential and **environmentally sensitive areas**.

3.2.14.3 Policy: Buffers

Encourage a buffer between industrial and adjacent non-industrial lands.

3.2.14.4 Policy: Siting of commercial

Encourage low-impact uses, such as offices and **local-serving commercial** uses, to locate near existing residential and commercial developments.

3.2.14.5 Policy: Protect industrial lands

Encourage the protection and continued use of industrial lands for **employment-generating uses** by prohibiting land use amendments.

3.2.14.6 Policy: Densification

Encourage intensification of existing industrial lands to support the development of additional industrial and employment uses.

3.2.14.7 Policy: Reduce impacts

Encourage development of employment lands that support industrial activity while minimizing off-site impacts, including noise, odour and environmental impacts.

3.2.14.8 Policy: Commercial uses

Encourage all commercial uses located in the Industrial areas be accessory to or service for other businesses or workers in this area. Stand-alone destination commercial uses are discouraged.

3.2.15 Institutional

Objective	Accommodates civic uses such as education, health and community amenities as well as public utilities. Non-market housing and special needs housing developments may be supported as an accessory use.
Uses	Civic, including assisted, supportive, care and transitional residential facilities Residential, accessory to places of worship
Built Form	Built form varies based on use
Density	Up to 2.5 FAR



3.2.15.1 Policy: Uses in conjunction with places of worship

Encourage development of **non-market housing**, **special needs housing** or child care in conjunction with existing or redeveloping places of worship.

3.2.16 Park and Recreation

Objective	Provides for a network of park and recreation facilities that support formal and informal leisure activities, and active and passive recreation opportunities. Park and Recreation may also remain in a natural state and provide habitat for wildlife and fisheries, or that are hazardous to develop.
Uses	Recreation Protected areas, with limited passive recreation Accessory Commercial
Built Form	Low-rise accessory buildings to support park and recreation uses
Density	Up to 0.1 FAR



3.2.16.1 Policy: Coquitlam River

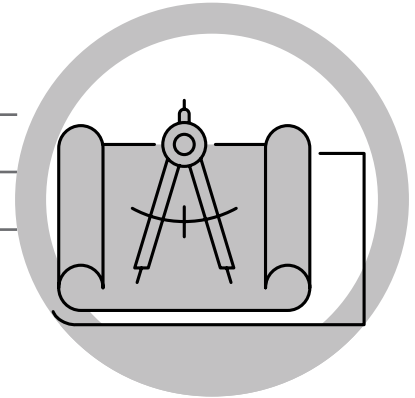
Encourage a minimum 30-metre-wide strip be provided adjacent to the Coquitlam River to provide environmental protection and public recreational access to the river.

3.2.16.2 Policy: Buffer

Encourage Park and Recreation land use designation to be applied on parcels containing or adjacent to watercourses and other **environmentally sensitive areas** to create a buffer and support protection of these sensitive areas.

3.2.17 Development Reserve

Objective	Identifies areas intended for future urban development, which require additional planning work to determine actual permitted land uses.
Uses	Residential
Form	Single detached house
Density	Minimum 0.405-hectare lot within urban containment boundary ; Minimum 1.25-hectare lot outside urban containment boundary .



3.2.17.1 Policy: Neighbourhood planning

Require a neighbourhood plan to be completed prior to considering any development applications. The planning process should include the redesignation of the Development Reserve to appropriate urban land use designations and must consider the matters outlined in Section 4.4 neighbourhood planning.

3.2.17.2 Policy: Restrict subdivision

Encourage subdivision only after a neighbourhood plan has been completed and municipal servicing has been extended to the subject site.

3.2.18 Transit-Oriented Area Reserve

Objective	Identifies areas within 800 metres of existing frequent transit station that are intended for higher-density development but have yet to be planned.
Uses	N/A
Form	N/A
Density	N/A



3.2.18.1 Policy: Neighbourhood planning

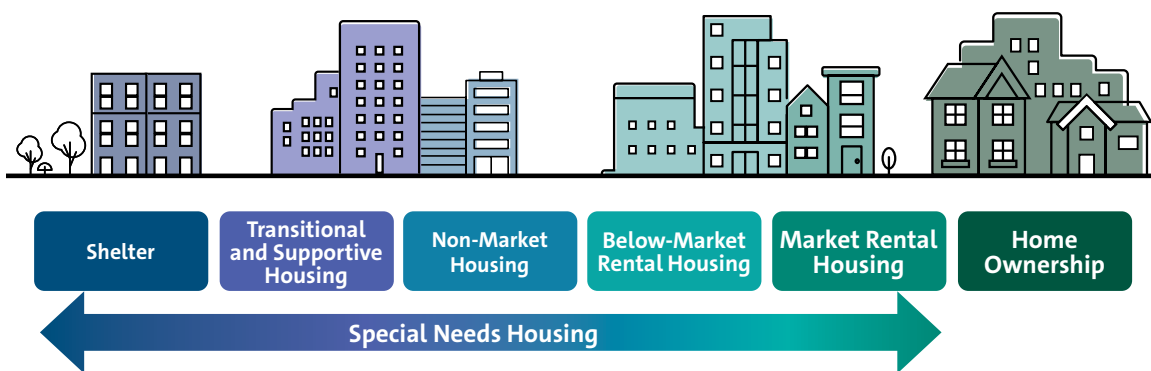
Require a new or updated neighbourhood plan to be prepared for lands within the Transit-Oriented Area Reserve land use designation. Encourage development only after completion of a neighbourhood planning process. The planning process should include the redesignation of the Transit-Oriented Area Reserve to appropriate urban land use designations and must consider the matters outlined in Section 4.4 Neighbourhood Planning.



3.3 Housing

Coquitlam is a growing community with diverse housing needs for both current and future residents. The City's Housing Needs Report is a data driven report that outlines the community's housing needs, which include a range of housing forms and tenures across the housing continuum.

Figure 10: Housing Continuum



Key priorities include more diverse housing forms that respond to the demand for greater affordability and additional rental supply, and housing that is suitable for families and seniors and located in proximity to transit, services, and infrastructure.

The following objectives and policies support the development of diverse, inclusive, and affordable housing across the housing continuum that meets the needs of a growing and changing population.

3.3.1 Objective: Promote a diversity of housing that meets Coquitlam's housing needs.

Supports goals:



3.3.1.1 Policy: Data collection and reporting

Encourage the collection and consideration of a wide range of data to better understand local housing needs and inform a Housing Needs Report update every five years.

3.3.1.2 Policy: Range of housing

Encourage a range of housing types, unit sizes and tenures, in neighbourhoods and major developments, to meet the needs of households of varying ages, incomes, abilities and sizes, as indicated by the City's most recent Housing Needs Report.

3.3.1.3 Policy: Affordable and special needs housing

Encourage the provision of affordable and **special needs housing** through regulations, incentives and partnerships.

3.3.1.4 Policy: Accessible and adaptable housing

Encourage accessible and adaptable design in **multi-unit residential** buildings to provide housing for persons of different stages of life and degrees of mobility and abilities.

3.3.1.5 Policy: Student-oriented housing

Encourage the development of student-oriented housing in close proximity to post-secondary educational institutions.

3.3.1.6 Policy: Seniors housing

Encourage the development and support the operation of housing that provides accessible and adaptable living opportunities for seniors in close proximity to shopping and community services.

3.3.1.7 Policy: Family-friendly housing

Encourage the provision of units and amenities that serve the needs of families in **multi-unit residential** and mixed-use developments.

3.3.1.8 Policy: Proximity to transportation infrastructure

Encourage housing in close proximity to transportation infrastructure that supports increasing transportation options for people walking or using mobility aids such as wheelchairs, **micromobility** devices and public transit.

3.3.2 Objective: Support the provision and retention of rental housing, including affordable and special needs housing.

Supports goals:



3.3.2.1 Policy: Secured rental

Require housing agreements or registered covenants to secure **purpose-built rental housing** when City incentives or investments are provided.

3.3.2.2 Policy: Replacement of affordable rental units

Require zero net loss of **below-market rental housing** or **non-market housing** units during redevelopment.

3.3.2.3 Policy: Tenant assistance

Require developers to assist eligible tenants displaced by redevelopment of **purpose-built rental housing** developments, beyond the requirements of the Residential Tenancy Act.

3.3.2.4 Policy: Housing partners

Encourage the development and retention of **below-market rental housing**, **non-market housing** and **special needs housing** in collaboration with other orders of government, non-profit groups and other housing partners.

3.3.2.5 Policy: Strata conversions

Encourage the retention of existing rental housing units by limiting strata conversions.

3.3.2.6 Policy: Rental unit replacement

Encourage the retention or replacement of existing **purpose-built rental housing** units in new development.

3.3.2.7 Policy: Reserve fund

Consider providing financial assistance to eligible registered non-profit societies through the Affordable Housing Reserve Fund to support **non-market housing**.

3.3.2.8 Policy: Incentives for purpose-built rental housing

Consider regulations, incentives and other tools to achieve **purpose-built rental housing** to support diverse housing needs including **below-market rental housing**, **non-market housing** and **special needs housing**, in medium- and high-density areas, particularly in areas close to transit.

3.3.2.9 Policy: City-owned lands

Consider the integration of affordable housing units within developments on City-owned properties.

3.3.3 Objective: Facilitate the creation of transitional and supportive housing, shelters and services for people experiencing or transitioning out of homelessness.

Supports goals:



3.3.3.1 Policy: Community need

Encourage other orders of government to develop **transitional and supportive housing** and shelters to meet community needs identified in the City's Housing Needs Report.

3.3.3.2 Policy: Collaboration and partnerships

Encourage collaboration with non-profit groups and other orders of governments to support and enhance efforts to provide **transitional and supportive housing**, shelters and services for unhoused persons with varied needs and abilities in the Tri-Cities area.

3.3.3.3 Policy: Relationship building

Encourage relationships with residential and business communities around **transitional and supportive housing** and shelters to collaboratively address potential community impacts.



3.4 Climate Change and Resiliency

The earth's climate is changing, and this change has global, regional and local implications for ecosystems, infrastructure and people. Addressing climate change is a complex exercise that requires the involvement of many different stakeholders, including the City, other municipalities and other orders of government, private businesses, stewardship groups, landowners and citizens. Locally, the City is focused on mitigating environmental impacts of development, reducing greenhouse gas emissions by 45 per cent below 2007 levels by 2030, achieving carbon neutrality by 2050, and preparing for climate-related risks.

3.4.1 Objective: Reduce impacts from new development on climate change

Supports goals:



3.4.1.1 Policy: Civic projects

Require siting and design of civic facilities to support energy efficiency and encourage the use of sustainable building approaches, such as low-carbon and climate-resilient design.

3.4.1.2 Policy: Land use planning

Encourage development of complete communities that incorporate a mix of land uses, **densities**, transportation options and local employment opportunities to support energy- efficient neighbourhoods and reduce environmental impacts.

3.4.1.3 Policy: Development design

Encourage site, building and landscape designs that reduce energy and water use, increase energy efficiency and lower greenhouse gas emissions, such as:

- i. Passive design principles;
- ii. Low-impact development principles;
- iii. LEED (Leadership in Energy and Environmental Design) standards;
- iv. Energy Step Code and Zero Carbon Step Code;
- v. Use of local or recycled construction materials;
- vi. Landscaping that buffers buildings from wind and sun, helps reduce heating and cooling needs, and improves air quality;
- vii. Green or natural infrastructure;
- viii. Multi-use buildings that can share energy and water needs; and
- ix. Use of high-efficiency appliances.

3.4.1.4 Policy: Alternate energy supply

Encourage cleaner heating and electricity generation, such as district energy, geothermal, ground- and air-source heat pumps, solar-thermal, photovoltaic energy, wastewater or biomass sources as part of new development.

3.4.2 Objective: Improve air quality, including greenhouse gas emissions, to meet or exceed regional objectives and standards.

Supports goals:



3.4.2.1 Policy: City plan

Require a City climate action plan that outlines strategies to help the City to meet regional greenhouse gas emission reduction targets.

3.4.2.2 Policy: Climate advocacy

Encourage City efforts to raise awareness of environmentally sustainable choices.

3.4.2.3 Policy: Air quality

Consider appropriate separation between areas with high particulate matter emissions, such as major transportation corridors, and uses intended for populations that are vulnerable to poor air quality (e.g., children and the elderly).

3.4.2.4 Policy: Modal shift

Encourage transportation options with lower emissions (e.g., public transit, **micromobility** devices, walking and high-occupancy vehicles) by supporting walking, **micromobility** and public transit improvements.

3.4.2.5 Policy: Vehicle emissions

Encourage use of low carbon and zero-emission vehicles (e.g., electric vehicles, plug-in hybrids and electric scooters) through incentivizing policies such as provision of public charging stations for electric vehicles through new development and at City-owned facilities.

3.4.2.6 Policy: Industrial emissions

Encourage best practices by construction and other industries to minimize airborne dust and fine particles.

3.4.2.7 Policy: Government measures

Encourage regional, provincial and federal governments to expand and improve measures to reduce greenhouse gas emissions through actions such as leading-edge research, incentive programs, expansion of transit service and progressive building codes.

3.4.3 Objective: Reduce volume of waste generated within community.**Supports goals:****3.4.3.1 Policy: Waste management**

Require new development, and encourage existing development, to include a designated area for recycling, waste reduction and composting of organic waste materials that is designed in a manner that prevents interactions with wildlife, particularly bears.

3.4.3.2 Policy: Government advocacy

Encourage regional, provincial and federal governments to adopt plans and policies to reduce waste (e.g., increased recycling and organics diversion, extended producer responsibility, product stewardship and reduced packaging).



3.5 Environment and Natural Hazards

Coquitlam has an extensive natural environment that includes forested lands, rivers and streams, and a diversity of plant, fish and animal life. The City aims to conserve **environmentally sensitive areas**, enhance biodiversity and manage development in a way that respects the natural landscape.

These natural environmental resources are a significant asset to the community but can also pose a significant risk. Flooding, wildfires and slope instability can pose a significant risk to people, buildings, infrastructure and other development. Environment and natural hazards policies are intended to protect ecological assets, support sustainable land use and reduce risks associated with natural events.

3.5.1 Objective: Maintain the integrity of the natural environment.

Supports goals:



3.5.1.1 Policy: Enhance natural areas

Require that development have regard for the City's natural areas, including watercourses, **environmentally sensitive areas** and wildlife habitats, and enhance these natural areas, where appropriate.

3.5.1.2 Policy: Public access to environmentally sensitive areas

Require protection of **environmentally sensitive areas** by limiting development and access to these areas. Where access is permitted, require appropriate protection measures, including public access design, treatment, and signage.

3.5.1.3 Policy: Protection through land transfer

Require protection of **environmentally sensitive areas** through acquisition of these lands by the City, other orders of government and other public agencies, which may be achieved by transferring these lands to public ownership through subdivision or development. Where land transfer is not possible, require protection of these areas through Section 219 covenants and, where appropriate, statutory rights-of-way.

3.5.1.4 Policy: Environmentally sensitive area land acquisition

Consider protecting **environmentally sensitive areas** through public agency land acquisitions, with consideration for:

- i. Potential partnership opportunities, including efforts toward land banking, land trusts and other approaches that could involve government and non-governmental agencies;
- ii. A site's current ecological value;
- iii. Opportunities to retain or increase the City's tree canopy;
- iv. A site's role in providing for a diverse range of ecosystems and species citywide;
- v. Expected future viability of a site's natural processes; and
- vi. Other community priorities.

3.5.1.5 Policy: Connect natural areas

Encourage opportunities to connect natural areas with one another, where feasible.

3.5.1.6 Policy: Extension of natural areas

Encourage the extension of natural areas beyond **environmentally sensitive areas** by locating parks and other open spaces adjacent to **environmentally sensitive areas**, and by extending vegetated riparian setbacks beyond the top of banks of watercourses, wherever possible.

3.5.1.7 Policy: Alternative protection measures

Encourage alternative measures where protection of **environmentally sensitive areas** is impractical such as a habitat banking system or land trust. Ensure those measures factor in ecological, administrative and financial feasibility as well as regulatory acceptability.

3.5.1.8 Policy: Impacts from development

Encourage management strategies to prevent or mitigate the impacts from urban development on **environmentally sensitive areas**.

3.5.1.9 Policy: Water conservation

Require water conservation efforts and assist businesses and residents in the development of water conservation plans.

3.5.1.10 Policy: Chemical use

Encourage pest management strategies that minimize the use of chemicals such as fertilizers and pesticides.

3.5.2 Objective: Mitigate the risk to people and developments from natural hazards.

Supports goals:



3.5.2.1 Policy: Slope stability

Require, through development, the planting of trees and vegetation on slopes, including replanting of trees where tree loss has occurred.

3.5.2.2 Policy: Tree fall

Require safe tree retention through development to ensure that any retained trees are not susceptible to tree falls.

3.5.2.3 Policy: Hillside development

Require development on slopes to be built for hillside conditions by responding to the terrain, vegetation, scenic views and environmental constraints, and to be built in a way that:

- i. Preserves the natural topography of the hillside;
- ii. Minimizes cut-and-fill excavations;
- iii. Retains significant natural features where practical; and
- iv. Supports conservation and enhancement efforts of hillside areas.

3.5.2.4 Policy: Emergency management and evacuation planning

Require emergency management and evacuation planning in the neighbourhood planning processes, with special consideration for sites with potential exposure of natural and cascading hazards from adjacent higher-risk industrial uses and dangerous goods movement along highway or rail corridors.

3.5.2.5 Policy: Soil stability

Encourage development to be designed to mitigate seismic risks and long-term settlement of soils.

3.5.2.6 Policy: Floodplains

Encourage parks, natural areas, recreation or agricultural uses and discourage urban development in areas prone to flood risk, including lands within the Fraser and Pitt river floodplains as identified in Schedule C-3.

3.5.2.7 Policy: Flood risk signage

Require signage indicating areas vulnerable to flood risk.

3.5.2.8 Policy: Wildfire evacuation

Require adequate wildfire response through sufficient access for evacuation and suppression, including alternate access and egress routes, where possible.

3.5.2.9 Policy: Wildfire safety

Require the incorporation of wildfire risk management in land use planning and development.

3.5.2.10 Policy: Prevention of property damage

Encourage the proper assessment and maintenance of existing drainage corridors and flood-protection systems to minimize the risk of property damage from natural hazards, such as flooding or slope failure.

3.5.3 Objective: Enhance and protect watercourse areas to sustain healthy fish, wildlife, plants and people.*Supports goals:***3.5.3.1 Policy: Watercourse protection**

Require protection of and improvements along riparian areas, creek channels and banks of watercourses to reduce the risk of flooding, reduce impacts from stormwater, and improve fish habitat and stream health.

3.5.3.2 Policy: Shoreline protection

Require the protection and enhancement of the Fraser and Pitt rivers, and their shorelines, to provide a diverse habitat for a range of plant, aquatic and animal species through works including, but not limited to, native planting along the shorelines and habitat restoration works.

3.5.3.3 Policy: Habitat restoration

Require habitat restoration along riparian areas and encourage additional enhancement opportunities through development, to be monitored and maintained over time. This may include daylighting watercourses in accordance with the City's integrated watershed management plans.

3.5.3.4 Policy: Fish movement

Require the removal of barriers impeding fish movement and encourage streamside enhancement programs with local organizations to facilitate improved fish movement.

3.5.3.5 Policy: Watercourse connections

Encourage the re-establishment of historical natural watercourse connections.

3.5.3.6 Policy: Watercourse maintenance

Require the maintenance of watercourses as part of the City's drainage system, including maintenance of drainage capacity and flood-control functions of watercourses.

3.5.4 Objective: Practice environmentally sensitive landscaping in public and private spaces.

Supports goals:

**3.5.4.1 Policy: Native plants**

Require the use of native tree and plant species in riparian areas, when enhancing or restoring sites of ecological significance. This also applies within the interface with natural areas, to strengthen and restore riparian and wildlife habitat.

3.5.4.2 Policy: Permeable surfaces

Encourage using native plants and permeable surfaces in lieu of pavement or other hardscaping in City landscaping projects.

3.5.4.3 Policy: Landscape best practices

Encourage landscape maintenance and conservation practices on private property through leadership by example in parks and open spaces, and through educational awareness, participation and stewardship.

3.5.4.4 Policy: Tree retention

Encourage the retention and protection of natural vegetation and significant trees in development areas, parks and other public open spaces.

3.5.4.5 Policy: Tree canopy

Encourage the maintenance or expansion of the City's tree canopy, which may include requiring tree plantings as part of redevelopment and infrastructure projects as well as establishing an optimal tree canopy target.

3.5.4.6 Policy: Landscape management

Encourage biodiversity, carbon sequestration and increased efficiency in stormwater management when planting and managing landscapes.

3.5.4.7 Policy: Invasive species

Require efforts to control the spread of invasive plants by removing them wherever possible and reintroducing native plants in their place, using best practices.

3.5.4.8 Policy: Topsoil

Encourage the retention of topsoil in new developments and consider the effect on the natural environment, such as stability and erosion, when removal is necessary.

3.5.4.9 Policy: Food security

Encourage urban agriculture and community gardens, through supportive policy and community partnerships.

3.5.5 Objective: Promote coexistence between humans and wildlife.**Supports goals:****3.5.5.1 Policy: At-risk species**

Require the assessment of lands within or adjacent to critical animal habitat areas to mitigate impacts and facilitate the protection of endangered and at-risk species.

3.5.5.2 Policy: Bear-human conflicts

Require appropriate bear protection to mitigate bear-human conflict in a manner that does not harm wildlife or result in safety risks to the community.

3.5.5.3 Policy: Wildlife-resistant waste management

Require bear- and wildlife-resistant garbage and recycling facilities in new developments and in public open spaces, including parks, schools, urban trails, and other areas of high pedestrian activity and known wildlife activity.

3.5.5.4 Policy: Bear Smart landscaping

Require Bear Smart principles be incorporated into landscaping to help remove bear attractants from developed areas.

3.5.5.5 Policy: Wildlife fencing

Require bear- and predator-resistant chain-link fencing at strategic locations around schools, playgrounds and sports fields adjacent to riparian areas and greenspaces, and in locations where the risk of wildlife-human conflict is high.

3.5.5.6 Policy: Wildlife crossings

Require suitable design and construction measures to facilitate the safe movement of wildlife where streets intersect planned wildlife movement corridors.

3.5.5.7 Policy: Wildlife corridors

Consider using lands designed to sustain wildlife activities to facilitate the free movement of wildlife. This may be achieved through measures such as:

- i. Using agricultural lands to support migratory birds, such as raptors and waterfowl;
- ii. Maintaining large natural areas or a contiguous series of sites;
- iii. Building clear-span bridges instead of culverts in strategic locations; and
- iv. Building large culverts, with adequate space for bear and wildlife passage.

3.5.6 Objective: Collaborate with others to promote environmental best practices.

Supports goals:



3.5.6.1 Policy: Partnerships

Encourage opportunities through new development, infrastructure projects and partnerships to rehabilitate natural areas for improved environmental function and quality.

3.5.6.2 Policy: Government funding

Encourage other orders of government to provide resource support for new areas of municipal environmental responsibility, which may include compensation, shared liability, financial and technical support.

3.5.6.3 Policy: Government relations

Encourage inter-governmental collaborations to protect natural areas and wildlife through continued monitoring of research findings, agency initiatives and legislative changes, and through other agency efforts in informing landowners of environmental protection measures.

3.5.6.4 Policy: Local businesses

Encourage collaboration between the City, other orders of governments, agencies and the local business community to encourage the adoption of ecologically responsible practices.



3.6 Economy

Coquitlam strives to foster a resilient, diverse, and competitive local economy that supports long-term prosperity and high quality of life for residents. The City's location within Metro Vancouver, with access to major goods-movement corridors and the SkyTrain, means Coquitlam is well positioned to have jobs and businesses in diverse sectors serving local, regional, national and global needs. The economic policies below recognize the connection between housing, transportation, services and jobs. These policies aim to promote the continued health of established sectors while also creating an attractive environment for emerging sectors, including technology, tourism and film. Through partnerships, investment attraction and business-friendly initiatives, the City is working to create a dynamic economic environment that meets the needs of a growing population while adapting to regional and global economic trends.

3.6.1 Objective: Provide land, infrastructure and amenities to support economic growth.

Supports goals:



3.6.1.1 Policy: Master planning process

Require **employment-generating uses** in mixed-use development to be prioritized in development phasing.

3.6.1.2 Policy: Infrastructure and services

Require the provision of sustainable infrastructure and services to support existing and emerging employment centres and local businesses.

3.6.1.3 Policy: Industrial land use designation

Encourage the preservation and expansion of land base for industrial land uses.

3.6.1.4 Policy: Office space

Encourage the preservation and expansion of office space in commercial areas, including near rapid transit services, and provide sufficient land base for commercial and office activities.

3.6.1.5 Policy: Compatible activities

Encourage a range of employment and economic activities compatible with the overall function, design and intensity of development specified for employment centres.

3.6.1.6 Policy: Goods movement

Encourage the efficient movement of goods by rail and road, supporting the continued operation of freight rail lines and regional intermodal yards while prioritizing goods movement in decisions affecting truck routes and the regional transportation network to support Coquitlam's economic health.

3.6.1.7 Policy: Transportation and infrastructure

Consider the role of transportation and infrastructure policies and investments in attracting knowledge-based and other businesses to achieve regional job targets and support the City's economic health.

3.6.1.8 Policy: Child care

Encourage the provision of child care facilities on employment lands in supporting the City's economic policies and goals.

3.6.1.9 Policy: Workplace child care

Consider incentives for developments that co-locate child care facilities with major employers in mixed-use buildings.

3.6.2 Objective: Foster a business-friendly climate and local employment opportunities.*Supports goals:***3.6.2.1 Policy: City support**

Encourage City participation in business-development activities, business promotion and collaboration with other agencies.

3.6.2.2 Policy: Corporate sponsorship and advertising

Encourage corporate sponsorship opportunities with the City for businesses, community groups or individuals to generate and maximize revenue while safeguarding the City's corporate brand, values, assets and interests.

3.6.2.3 Policy: Child care

Encourage child care facilities as part of new development to provide employment opportunities, support economic development and contribute to neighbourhood livability.

3.6.3 Objective: Cultivate diversity of retail and services

Supports goals:



3.6.3.1 Policy: Small-scale retail

Encourage the retention and attraction of **local-serving commercial** uses and small businesses in retail centres.

3.6.3.2 Policy: Food retail in employment areas

Encourage uses that support industrial and office businesses and employees, including small-scale restaurants, grocery stores and specialty food retail, in business parks and industrial areas.

3.6.3.3 Policy: Business improvement associations

Encourage business improvement associations to support smaller, independent businesses and enhance architectural quality, pedestrian friendliness and streetscape attractiveness in commercial areas.

3.6.3.4 Policy: Regional-serving retail

Encourage identifying and designating an appropriate supply of regional-serving retail within Coquitlam.

3.6.3.5 Policy: Temporary vending

Encourage permitting temporary outdoor licences for retail and entertainment purposes, where appropriate.

3.6.4 Objective: Support existing and new educational institutions of local and regional significance.

Supports goals:



3.6.4.1 Policy: Post-secondary education

Encourage the long-term expansion of local post-secondary educational and training facilities, including Douglas College.

3.6.4.2 Policy: Partnerships

Encourage partnerships between educational institutions and the local business community, arts and culture organizations, and social service agencies.

3.6.4.3 Policy: New educational institutions

Consider opportunities to attract new educational institutions.

3.6.5 Objective: Work with film industry to expand film-related business opportunities.

Supports goals:



3.6.5.1 Policy: Impacts on local neighbourhoods

Require the film industry to minimize negative impacts on local neighbourhoods, maintaining a balance between the needs of the film industry and the community, to support continued opportunities for filming in local neighbourhoods.

3.6.5.2 Policy: Cost-effective promotion

Encourage local filming through cost-effective promotion techniques.

3.6.5.3 Policy: Customer service

Encourage high-quality customer service from the City to the film industry through the special permitting office to facilitate the film industry's needs.

3.6.5.4 Policy: Secondary businesses

Consider film-related business opportunities, assessing the demand for services and goods used by film productions, and encourage local businesses to expand their marketing efforts to the film industry.

3.6.6 Objective: Promote tourism opportunities in Coquitlam.

Supports goals:



3.6.6.1 Policy: Eco-tourism

Encourage leveraging the City's natural beauty to increase tourism and outdoor recreation opportunities by partnering with both public and private sectors while minimizing negative environmental impacts.

3.6.6.2 Policy: Cultural tourism

Encourage the promotion of City- and community-led cultural events and festivals to increase community participation and leverage them for economic and social benefits.

3.6.6.3 Policy: Innovative tourism

Encourage further innovation of tourism opportunities such as eco-tourism and cultural tourism while remaining responsive to changing market demands.

3.6.6.4 Policy: Visitor accommodations

Encourage the development of diverse forms of visitor accommodations, such as hotels, campsites, bed and breakfasts, lodges and hostels.

3.6.6.5 Policy: Hotels

Encourage hotels to locate or develop within walking distance of frequent transit station, with lands around Coquitlam Central and Lougheed Town Centre SkyTrain stations identified as preferred sites for hotel development. Encourage inclusion of conference space in conjunction with hotels.

3.6.7 Objective: Promote the City as an attractive destination for technology-, knowledge-, information-based and other businesses to establish and expand.

Supports goals:



3.6.7.1 Policy: Niche knowledge-based businesses

Encourage the growth of knowledge-based industries in the City, particularly in transit-supported areas.

3.6.8 Objective: Promote the growth of small, independent and home-based businesses in Coquitlam neighbourhoods.

Supports goals:



3.6.8.1 Policy: Local employment opportunities

Encourage business activities that increase workforce participation rates, such as child care, laundry, home-cleaning and meal-prep services.

3.6.8.2 Policy: Retail-supporting home-based businesses

Encourage uses that support home-based business activities, such as copying and postal services, in local retail centres.

3.6.8.3 Policy: Home-based businesses

Encourage the establishment of home-based businesses, live/work building uses and virtual workplaces.

3.6.9 Objective: Support resource-based business activities while protecting the environment.

Supports goals:



3.6.9.1 Policy: Resource industries

Consider forestry and other appropriate resource industries within Coquitlam, with sand and gravel extraction limited to the areas identified in Schedule F-1.

3.6.9.2 Policy: Minimize impacts

Encourage aggregate industry to minimize negative impacts on urban development, hazardous lands and **environmentally sensitive areas**.



3.7 Transportation

The City's transportation network includes sidewalks, **micromobility** routes (bikes, scooters and skateboards, and their electrified forms), pathways, transit routes (bus, SkyTrain, West Coast Express), and major and local streets. Residents, businesses and visitors rely on the transportation system to make important trips in their daily lives, and the effectiveness and affordability of the system has a major impact on local quality of life. A well-connected transportation network shortens travel distances, making it easier for people to quickly and conveniently get to their destination. By providing safe, reliable and efficient transportation options, the City will improve overall livability, contribute to the reduction of greenhouse gas emissions, and enable healthier lifestyles.

3.7.1 Objective: Establish an efficient and connected active transportation network.

Supports goals:



3.7.1.1 Policy: Active transportation network

Require an active transportation network consisting of sidewalks and **micromobility** infrastructure that:

- i. Accommodates people of all ages and abilities walking (or using mobility aids such as wheelchairs) and using **micromobility** devices;
- ii. Is included on arterial or collector streets and considered on all local streets, where appropriate;
- iii. Connects key destinations, such as areas with significant residential, retail, services, schools, recreation, employment, transit and regional routes;
- iv. Facilitates direct routes between Neighbourhood Centres;
- v. supports access in steep areas, especially where topography limits vehicular access;
- vi. Links to building entrances; and
- vii. Is complemented by the off-road trail system.

3.7.1.2 Policy: Crossing improvements

Require improvements for active transportation users at intersections and crossings of arterial and collector streets as well as at major connectivity barriers, where appropriate and warranted.

3.7.1.3 Policy: Short-block connections

Require the provision of short block lengths and a fine grain street network in Transit-Oriented Mixed-Use or Neighbourhood Centre and supplemented with mid-block connections through or adjacent to new development, with efficient and publicly accessible active transportation connections between streets, lanes, transit stops and parking facilities.

3.7.1.4 Policy: Regional connections

Encourage partnerships with other municipalities and TransLink to establish an active transportation network that links infrastructure between neighbouring municipalities and supports a **micromobility** network that connects to regional destinations.

3.7.1.5 Policy: Safe routes to school

Encourage active transportation to schools by designating safe walking and **micromobility** routes to schools that connect to civic and recreational facilities, parks, open spaces, transit stops and residential areas, in consultation with regional partners.

3.7.2 Objective: Provide safe, comfortable and convenient active transportation infrastructure.

Supports goals:



3.7.2.1 Policy: Safety

Require active transportation infrastructure to be designed for safety by incorporating features such as physical separation between vehicles and active transportation users, adequate lighting, reduced crossing distances, clear sightlines and protected intersections.

3.7.2.2 Policy: Comfort

Require active transportation infrastructure designs that are comfortable, attractive and accessible, and that help maintain a sense of security, by providing:

- i. Wide separated facilities that comfortably accommodate people of all ages and abilities;
- ii. Landscaping, street trees and small open spaces suitable for resting or casual socializing;
- iii. Increased attention along all arterials and key pedestrian areas;
- iv. Optimized pedestrian travel through the intersections;
- v. Special considerations to reasonably navigate steep grades; and
- vi. Adequate lighting along all facilities.

3.7.2.3 Policy: Active transportation amenities

Require high-quality active transportation amenities, like **micromobility** parking and end-of-trip facilities, at strategic locations such as multi-family, commercial, civic and institutional buildings, transit exchanges and employment areas.

3.7.2.4 Policy: Wayfinding

Require well-designed and clear wayfinding measures for the active transportation network, including clear identification of destinations and routes through a site.

3.7.3 Objective: Support frequent and reliable transit service to destinations within the City and the region.

Supports goals:



3.7.3.1 Policy: Transit priority

Encourage transit priority measures, especially in key areas of traffic congestion and delay, to reduce transit travel time and enhance transit reliability as part of street network improvements.

3.7.3.2 Policy: Local service

Encourage collaboration with TransLink to provide affordable, fast, frequent and reliable transit service that is accessible to residences and businesses, including:

- i. Standard transit service to support local neighbourhoods and provide attractive levels of service;
- ii. Increased Frequent Transit Network routes between Neighbourhood Centres, residences, businesses and the City Centre; and
- iii. Connections to rapid transit stations.

3.7.3.3 Policy: Regional service

Encourage collaboration with TransLink to provide fast, frequent and reliable transit service from the City to the greater Metro Vancouver region, including:

- i. Optimal transit service coverage to meet user demand as population and employment **densities** increase over time;
- ii. Co-ordinated transit service planning with neighbouring municipalities and TransLink to ensure that direct and convenient service is provided for regional commuters;
- iii. Attractive transit services to regional destinations not served by SkyTrain; and
- iv. Waterborne transit service.

3.7.3.4 Policy: Transit facilities

Encourage transit facilities, such as SkyTrain stations, transit exchanges and bus stops, to be equipped with amenities that provide comfort, shelter, safety and information, and are accessible to people walking, people using **micromobility** devices and people with disabilities.

3.7.4 Objective: Provide a safe and accessible street network for the transportation of people and goods.

Supports goals:



3.7.4.1 Policy: Street network

Require land to be efficiently served by a street network that accommodates all travel modes, is designed through a strategic and systematic approach, and is managed in a fiscally and environmentally sustainable manner.

3.7.4.2 Policy: Street hierarchy

Require a clear hierarchy of street classification (i.e., arterial, collector and local) to accommodate and direct regional and inter-community traffic to arterial streets, and reduce through-traffic along local streets.

3.7.4.3 Policy: Street design

Require accessible and sustainable multi-modal street design to accommodate multiple uses, including active transportation, transit, other vehicles, on-street parking, loading, street trees, furniture and utilities, and minimize driveway impacts on active transportation users.

3.7.4.4 Policy: Street safety

Require that street infrastructure be designed for the safety of all users, including speed-management measures that support safe and appropriate speeds, mitigate user conflict and minimize the consequences of collisions, particularly for high-risk movements and active transportation users.

3.7.4.5 Policy: Lanes

Require lanes without dead ends for access to off-street parking, loading and waste management, abutting properties — especially interior or “land-locked” parcels — and to improve safety and mobility of the street network.

3.7.4.6 Policy: Street improvements

Require street upgrades to address travel demands generated by new and infill development, and to address safety concerns, particularly for active transportation users.

3.7.4.7 Policy: Road dedication

Require additional road allowance (rights-of-way) as part of development for street widening, on-street parking or pedestrian, **micromobility** or transit facilities, as needed.

3.7.4.8 Policy: Partnerships

Encourage partnerships with TransLink, other orders of government and other agencies to enhance, improve and expand the Major Road Network and Highway Network to improve people- and goods-moving capacity to, from and within the Metro Vancouver region, including dangerous goods movement.

3.7.5 Objective: Provide on- and off-street parking that promotes efficient curb space utilization, accommodates multiple uses and supports local businesses.

Supports goals:



3.7.5.1 Policy: Curbside management

Require flexible, shared use of curb space to optimize utilization, including:

- i. Applying pay and time-limited parking, where appropriate;
- ii. Accommodating a variety of street uses in high- and medium-density areas (e.g., short-term home delivery services, food trucks, etc.);
- iii. Encouraging truck deliveries to occur during off-peak periods;
- iv. Locating driveways to maximize useable curb space availability; and
- v. Exploring the establishment of parking areas that serve Neighbourhood Centres and are in close proximity to amenities.

3.7.5.2 Policy: Off-street parking and loading

Require efficient use of existing off-street parking supply, appropriate supply of off-street parking spaces in new developments, and limited impacts of parking and loading on the public realm, using tools such as:

- i. Installing pay and time-limited parking;
- ii. Accommodating shared parking across different uses within new developments, joint-use sites and in close proximity to amenities;
- iii. Allowing shared access for adjacent residences;
- iv. Considering off-street truck deliveries to occur during off-peak periods, whenever possible;
- v. Requiring appropriate on-site parking and loading for new developments;
- vi. Requiring concealed parking, wherever possible; and
- vii. Requiring rear lane access, wherever possible.

3.7.5.3 Policy: Vehicle parking wayfinding

Require clear signage to direct motorists to off-street parking facilities to support optimal use and reduce unnecessary traffic circulation.

3.7.6 Objective: Increase use of sustainable transportation options and reduce the number and lengths of vehicle trips.

Supports goals:



3.7.6.1 Policy: Sustainable mode shift

Require the implementation of transportation demand management strategies to encourage active transportation, transit ridership and other non-automobile modes of travel; these strategies may include but are not limited to:

- i. Requiring or incentivizing new development to provide transportation demand management measures;
- ii. Supporting transit incentive programs for major developments, employers and institutions;
- iii. Adopting measures that minimize demand for single-occupancy vehicle parking, such as pay parking; and
- iv. Co-ordinating activities and initiatives with the Province, TransLink and other regional partners to achieve a region-wide reduction in single-occupant vehicle travel.

3.7.6.2 Policy: Trip reduction

Encourage reduction of trips by promoting ride sharing (e.g., carpooling, vanpooling) and options to work from home with measures such as home office technology, virtual educational opportunities for students and employer trip-reduction programs.

3.7.6.3 Policy: Shared mobility

Encourage car-sharing and **micromobility**-sharing programs (e.g., bicycle-share, scooter-share, etc.), especially near strategic destinations and SkyTrain stations, by providing designated and convenient parking areas, and establishing designated pick-up and drop-off areas.

3.7.6.4 Policy: Transportation advocacy

Encourage awareness, education and enforcement that support use of sustainable transportation and reinforce safe travelling behaviours for all street users.

3.7.7 Objective: Integrate sustainable transportation options within the City for seamless and convenient transition between travel modes.

Supports goals:



3.7.7.1 Policy: Multi-modal integration

Encourage seamless integration of travel modes, including active transportation, shared **micromobility**, transit, private automobiles, ride-hailing and car-sharing, within local and regional transportation systems by:

- i. Providing safe and convenient access to and from transit for active transportation users;
- ii. Integrating transit stops, stations and exchanges into existing communities for convenient transit access to local businesses;
- iii. Ensuring safe and secure **micromobility** parking at all transit exchanges, SkyTrain stations and West Coast Express stations;
- iv. Providing park-and-ride facilities as part of large mixed-use developments, where appropriate; and
- v. Facilitating transfers between transportation modes and improving first-to-last-kilometre connectivity at or near SkyTrain stations.

3.7.7.2 Policy: Land use and transportation integration

Encourage the design of transportation infrastructure within and between areas of high-density mixed-use to support development of sustainable and complete communities, such as:

- i. Creating a pedestrian- and **micromobility**-friendly public realm;
- ii. Supporting transit ridership;
- iii. Enhancing safety by reducing exposure to collisions; and
- iv. Supporting access to local businesses.



3.8 Infrastructure and Community Safety Services

The provision of adequate utility servicing (water, sewer and drainage) is necessary to facilitate growth and development. The City aims to maintain and upgrade infrastructure capacity in a manner that promotes environmental stewardship, fiscal responsibility and resilience to changing climate conditions. These policies are critical to supporting the development of complete, connected communities while safeguarding public health and safety.

3.8.1 Objective: Provide quality infrastructure and servicing that is fiscally and environmentally responsible.

Supports goals:



3.8.1.1 Policy: Upgrades

Require upgrades for infrastructure based on the condition of the existing infrastructure and anticipated capacity needs.

3.8.1.2 Policy: Infrastructure and Service Costs

Require new developments to contribute to the capital cost of services and infrastructure to service, directly or indirectly, the proposed development.

3.8.1.3 Policy: Minimize impacts to public realm

Require planning and co-ordination of utilities to minimize their siting impacts on the public realm, and that utilities be sited underground where feasible.

3.8.1.4 Policy: Utility siting

Require water mains, sanitary sewer mains and other utilities to be planned and installed concurrently within the street right of way, where feasible.

3.8.1.5 Policy: Co-ordination of utilities

Require the planning and co-ordination of utility provision with construction of new streets or other service works.

3.8.1.6 Policy: Provision of quality water

Require water distribution systems to include appropriate quality control measures to maintain good drinking water quality.

3.8.1.7 Policy: Rainwater management

Require rainwater management features, including source-control measures such as landscaped areas, permeable paving and on-site infiltration/retention trench.

3.8.1.8 Policy: Environmentally sensitive procedures

Encourage environmentally sensitive procedures and practices during the planning, design, construction and maintenance of infrastructure and utilities.

3.8.1.9 Policy: Partnerships

Encourage establishment and maintenance of formal agreements with other government agencies to clarify objectives, roles and responsibilities, and define procedures for working together on infrastructure services.

3.8.1.10 Policy: Management of infrastructure

Consider stormwater management, energy conservation and water conservation approaches that are appropriate for the land use in the planning, design, construction and operation of utility infrastructure.

3.8.1.11 Policy: Natural preservation

Consider variances to the servicing standards for street infrastructure where natural features or public open space can be enhanced and access to adjacent sites is provided.

3.8.2 Objective: Partner with private utility providers to upgrade capacity and improve efficiencies for utility services.

Supports goals:



3.8.2.1 Policy: High-speed telecommunications

Encourage investment in high-speed telecommunications networks and other technology services in new commercial, industrial and high-density developments.

3.8.2.2 Policy: Work-at-home

Encourage development that establishes access to utility corridors and conduit for all suppliers of communication technology to reduce vehicular travel and create work-from-home opportunities.

3.8.2.3 Policy: Third-party utilities

Encourage collaboration with third-party utility agencies to provide service capacity to accommodate anticipated growth.

3.8.3 Objective: Monitor and maintain stormwater infrastructure to protect watershed health.

Supports goals:



3.8.3.1 Policy: Integrated watershed management plans

Require integrated watershed management plans be completed and updated for all development areas and that all stormwater management infrastructure conforms to the applicable plan.

3.8.3.2 Policy: Stormwater-quality ponds

Require the use of stormwater-quality ponds per the applicable integrated watershed management plan.

3.8.3.3 Policy: Rooftop treatments

Encourage multi-family, commercial, mixed-use and industrial buildings to improve stormwater management and enhance overhead views through roof treatments.

3.8.3.4 Policy: Groundwater protection

Encourage partnerships with provincial agencies to collect data on local groundwater resources and refine existing efforts towards groundwater protection.

3.8.4 Objective: Support the well-being and safety of residents, visitors and businesses through programs and partnerships.*Supports goals:***3.8.4.1 Policy: Emergency response**

Require that new developments satisfy City standards regarding emergency access, water supply and civic addressing.

3.8.4.2 Policy: Safety Services

Encourage collaboration with external agencies to develop efficiencies in the City's Safety Services.

3.8.4.3 Policy: Safety education and awareness

Encourage greater safety awareness by providing clear and balanced perception of safety issues and risks in prevention and education programs.

3.8.4.4 Policy: Community partnerships

Encourage community involvement in crime prevention and emergency preparedness programs through localized community and volunteer groups such as Block Watch programs and business partnerships, including co-operating with business improvement associations.



3.9 Parks and Community Facilities

Park, recreation and cultural facilities bring people together, connect them with nature and cultivate culture and social activity. These **community facilities** play a critical role in defining the urban fabric, supporting a growing community and ensuring Coquitlam is a great place to live, learn, work and play. Green space and access to nature are highly valued by residents and help maintain livability in high-density areas. Parks are an integral part of the public realm, providing a venue for festivals and markets, and areas to enjoy physical activity, walk dogs, socialize with friends and neighbours, and rest. The following policies aim to support community recreation and culture needs and maintain services levels over time.

3.9.1 Objective: Strategically acquire and develop community facilities to meet the needs of Coquitlam residents.

Supports goals:



3.9.1.1 Policy: New community facilities

Require the development of new and existing parks, recreation and cultural facilities as shown in Schedule E to meet identified community needs or service levels.

3.9.1.2 Policy: New parkland siting

Require that the size and location of new parkland acquisitions be identified through long-range plans, such as neighbourhood plans, park master plans and other park planning strategies, so that the provision of parks will meet minimum service levels and distribution needs based on park classifications.

3.9.1.3 Policy: Invest in established areas

Require a plan to maintain, expand, upgrade and enhance existing **community facilities** in older and established communities to better accommodate growth.

3.9.1.4 Policy: Access

Encourage the distribution of parkland, recognizing topography and other conditions, such that the majority of residents have a park:

- i. Within a 10-minute walk from their residence;
- ii. Within a five-minute walk in high-density neighbourhoods.

3.9.1.5 Policy: Waterfront parks

Encourage and celebrate improvements to access to the City's waterfront, rivers, lakes and bodies of water in a manner that balances sensitive ecosystem health.

3.9.1.6 Policy: Civic service hubs

Encourage **community facilities** and amenities to co-locate or develop in proximity to one another to create civic service hubs throughout the City. Require neighbourhood plans or master development plans to contemplate and respond to the anticipated needs of residents.

3.9.1.7 Policy: Employment areas

Encourage the development of park and recreation spaces near employment growth areas, including densifying mixed-use areas, to address the recreation needs of workers.

3.9.1.8 Policy: Siting considerations

Consider the following criteria when identifying and selecting sites for new parkland acquisitions:

- i. Location and connection to the existing and future park networks and other **community facilities**, including schools;
- ii. Support development or expansion of off-road trail system that links neighbourhood parks, open spaces, regional amenities and key destinations;
- iii. Environmental context, including natural features and topography;
- iv. Accessibility via the active transportation network and public transit network;
- v. Microclimate of the site and solar access, based on local context; and
- vi. Equitable distribution to ensure walkshed.

3.9.2 Objective: Use a sustainable funding model for acquisition, maintenance and renewal of park, recreation and cultural facilities.

Supports goals:



3.9.2.1 Policy: Funding tools

Require development to fund the acquisition or enhancement of new and existing **community facilities** to support anticipated community growth by using funding tools such as:

- i. Cost charges;
- ii. **Density** incentives;
- iii. Phased development agreements as part of a master development plan;
- iv. Developer delivered spaces and facilities; and
- v. Other innovative funding tools, as appropriate.

3.9.2.2 Policy: Acquisition and development

Require that the acquisition and timing for securing park, recreation and cultural facilities be balanced with the needs of the community and the efficient use of public resources, with facilities provided in early or multi-phase projects, as appropriate.

3.9.3 Objective: Provide residents high-quality educational services and facilities.

Supports goals:



3.9.3.1 Policy: Vehicular access

Require new school sites to include:

- i. Access from an arterial or collector street;
- ii. On- or off-site pick-up and drop-off zone; and
- iii. Access to the active transportation network.

3.9.3.2 Policy: School site acquisition

Encourage collaboration with school districts to identify, allocate and deliver the public schools needed for Coquitlam residents, generally in accordance with Schedule E-3. Explore opportunities with the school district to expand, enhance and improve existing public schools, as needed to support growth in child population.

3.9.3.3 Policy: Joint-use parks

Encourage joint-use agreements with the school district to manage the co-ordinated site development, development costs, ongoing operations and maintenance of **joint-use park** sites, and that these sites be built to municipal standards. Consider delivery of both the quality and quantity of **community amenities** that meet both school and community needs.

3.9.3.4 Policy: Education providers

Encourage other public and private education providers to locate in the City.

3.9.4 Objective: Augment community facilities through partnerships.

Supports goals:



3.9.4.1 Policy: External partnerships

Encourage opportunities to collaborate with other orders of government, the school district and other non-profit, public or private partners to expand the delivery and operational efficiency of local parks, regional parks and other recreation and cultural facilities.

3.9.4.2 Policy: Community partnerships

Encourage partnerships with community sports groups and other community groups in the funding, development and operation of **community facilities**, including, but not limited to, upgraded sports fields, parks and facility amenities, and community gardens.

3.9.4.3 Policy: Private development

Encourage developments to incorporate privately-owned publicly accessible open spaces where publicly-owned spaces are not feasible, to augment and enhance the network of publicly-owned parks, open spaces, trails and pathways.

3.9.4.4 Policy: Rights-of-way

Encourage partnerships with utility providers to locate public open spaces and pathways within rights-of-way, such as SkyTrain guideways or BC Hydro rights-of-way, to provide additional **community benefits** for Coquitlam residents.

3.9.5 Objective: Design park, recreation and cultural facilities to be sustainable, functional, accessible and safe.

Supports goals:



3.9.5.1 Policy: Site access

Require all sites containing municipal parks, recreation or cultural facilities to have at least one municipal street frontage and encourage direct access to the active transportation network.

3.9.5.2 Policy: Play spaces

Require both structured and unstructured open play spaces for children in parks near residential areas.

3.9.5.3 Policy: Barrier-free access

Require pedestrian circulation within and around schools, parks and playgrounds to meet barrier-free access standards.

3.9.5.4 Policy: Community engagement

Require engagement with residents and other affected parties to inform the design of new parks and other **community facilities**.

3.9.5.5 Policy: Environmental context

Require a design response to the environmental context, including natural features and topography, when determining the location, layout and design of parks, trails, recreation and cultural facilities.

3.9.5.6 Policy: Flexible spaces

Encourage design of facilities to incorporate flexible indoor and outdoor spaces to allow for an array of experiences and opportunities for users, and to support changing needs and technological opportunities over time.

3.9.5.7 Policy: Forested areas

Encourage and reinforce the City's forested character, where feasible, through the retention and development of forested areas within City parks.

3.9.5.8 Policy: Environmentally sensitive areas

Encourage the design and use of parks and other **community facilities** to limit access, encroachment and impacts on **environmentally sensitive areas** and, where feasible, encourage habitat rehabilitation.

3.9.5.9 Policy: Educational opportunities

Encourage incorporating educational opportunities, such as interpretive signage about the local environment or history, into park design.

3.9.5.10 Policy: Equity, diversity and inclusion

Consider the following strategic criteria when developing the parks, recreation and cultural facilities systems:

- i. Align with the changing needs of residents, workers and visitors in the community;
- ii. contribute to a sense of community and be welcoming to newcomers;
- iii. Ensure accessibility for people of all ages, abilities, incomes and cultural backgrounds;
- iv. Increase use by under-represented groups; and
- v. Support active and passive social and recreation opportunities throughout the day.

3.9.5.11 Policy: Off-street trails

Consider the following criteria in the design and development of the off-street trail system:

- i. Conform with the classification system, design standards and guidelines presented in the Coquitlam Master Trail Plan;
- ii. Connect to nature, viewpoints and other unique topographic features, where feasible;
- iii. Minimize impact on natural features, riparian areas and other **environmentally sensitive areas**;
- iv. Comprehensively planned to support looped circuits and take into account topography;
- v. Link new trails with existing trails and integrate with on-street pedestrian and, where appropriate, **micromobility** routes to create an extensive network;
- vi. Include appropriate wayfinding signage;
- vii. Locate trailheads in areas with high use and good visibility while considering impacts on parking and drop-off/pick-up;
- viii. contribute to a safe, positive and active off-street trail experience, and enhance neighbourhood beautification; and
- ix. consider opportunities to develop or contribute to destination trails that support economic development.

3.9.5.12 Policy: Crime prevention

Encourage Crime Prevention through Environmental Design (CPTED) design principles in site planning and design criteria when developing parks, recreation and cultural facilities to support feelings of safety and comfort.

3.9.5.13 Policy: Safety

Consider safety and risk-management factors in designing, managing and operating **community facilities**.

3.9.6 Objective: Locate accessible, affordable and quality child care near schools, places of employment and residential areas.

Supports goals:



3.9.6.1 Policy: Siting of child care

Encourage the provision of licensed child care facilities to meet the needs of families, specifically in locations close to employment, transit hubs, **community facilities**, schools and residential areas.

3.9.6.2 Policy: Child care incentives

Encourage the use of policy levers that allow local governments to incentivize the provision of child care as part of development.

3.9.6.3 Policy: Child care in residential areas

Consider the location of larger child care facilities in residential areas, provided that the proposed buildings are in keeping with the character of the neighbourhood and that sufficient drop-off and pick-up facilities are accommodated.

3.9.7 Objective: Build partnerships with other orders of government, community service providers and developers to support the delivery of child care.

Supports goals:



3.9.7.1 Policy: Support for non-profit child care providers

Encourage non-profit organizations seeking to create and operate quality, affordable and accessible child care facilities.

3.9.7.2 Policy: Community groups

Encourage community-based planning efforts that engage in partnerships with community groups to better understand and address child care needs.

3.9.7.3 Policy: Institutional and government partners

Encourage collaborations with the school district, public post-secondary institutions and other orders of government to support the ongoing creation of a quality, affordable and accessible child care system, recognizing and addressing the provisions of the Tri-Cities Children’s Charter of Rights and the United Nations Convention on the Rights of the Child.

3.9.7.4 Policy: After-school programs

Encourage collaborations with the school district for the delivery of before- and after-school programs in alignment with provincial priorities.

3.9.7.5 Policy: Early childhood development

Encourage educational programs and partnerships with community groups that promote early childhood development, recognizing the role of child care in supporting early childhood education and lifelong learning.



3.10 Arts, Culture and Heritage

The City aims to celebrate and preserve Coquitlam's diverse cultural identity while fostering creativity, innovation and community engagement. This includes supporting the protection of heritage sites, promoting public art and encouraging a vibrant cultural sector as integral components of the City's social and economic fabric that contribute to the City's sense of place. The City is committed to creating inclusive opportunities for artistic expression, cultural participation and education, ensuring that its history and cultural assets are honoured and integrated into community life.

3.10.1 Objective: Develop and foster the City's cultural identity.

Supports goals:



3.10.1.1 Policy: Arts, cultural and entertainment centres

Encourage the provision, enhancement and support of arts, cultural and entertainment centres and services, including library services, to meet community needs.

3.10.1.2 Policy: Community identity

Encourage community sense of place and identity through parks and facility design, heritage conservation, heritage interpretation and commemoration, and cultural initiatives.

3.10.1.3 Policy: Cultural opportunities

Encourage the provision of cultural opportunities for public art, gatherings and community events in parks and publicly accessible spaces, which may include the occasional closure of streets to vehicle traffic for the purposes of street festivals and other events.

3.10.1.4 Policy: Public art

Encourage public art throughout the City through new development, City-led initiatives and partnerships with the local community.

3.10.2 Objective: Foster a collaborative and creative community.

Supports goals:



3.10.2.1 Policy: Partnerships

Encourage partnerships and collaborations among community members and organizations in the community, including local businesses and organizations engaged in arts, culture, heritage, social services and education, to share space and expand cultural activities and programs during the daytime and in the evening.

3.10.2.2 Policy: Space for arts and culture

Consider opportunities for community organizations to share space or partner with the business and development communities to utilize non-conventional spaces such as restaurants, cafes or retail storefronts to provide cultural activities and programs.

3.10.3 Objective: Promote accessibility and cultural representation.

Supports goals:



3.10.3.1 Policy: Inclusivity

Encourage the integration of equity, diversity and inclusion into all aspects of **community facilities**, services, programs and events.

3.10.3.2 Policy: Accessibility

Encourage art and culture programs to be accessible for all ages, abilities, incomes and cultural backgrounds.

3.10.3.3 Policy: Access to resources

Encourage arts, culture and heritage resources and information to be accessible to diverse audiences through varied communication tools and methods.

3.10.3.4 Policy: Health and social services

Encourage the continued development of health services, social services, and agencies with programs to better serve the needs of all Coquitlam residents.

3.10.3.5 Policy: Places of worship

Encourage the recognition and preservation of existing places of worship with consideration for their contribution to the community's cultural and heritage fabric.

3.10.3.6 Policy: Localized programs

Encourage the provision of localized programs and services that support livability and respond to residents' needs through outreach in decentralized neighbourhood locations such as local places of worship, schools, **community facilities** and parks.

3.10.4 Objective: Identify, protect and promote Coquitlam's diverse heritage resources.*Supports goals:***3.10.4.1 Policy: Heritage management strategy**

Encourage a comprehensive, strategic approach to heritage conservation and interpretation in Coquitlam through the development and adoption of a heritage management strategy.

3.10.4.2 Policy: Heritage identification

Encourage identification and awareness of heritage resources by expanding the City's heritage inventories and community heritage register.

3.10.4.3 Policy: Heritage protection

Encourage the protection of heritage resources through municipal tools such as heritage revitalization agreements and heritage designations.

3.10.4.4 Policy: Historical context statements

Encourage the development of historical context statements for Coquitlam neighbourhoods as part of the neighbourhood planning process.

3.10.4.5 Policy: səmiqʷəʔelə (Suh-MEE-kwuh-EL-uh, formerly known as Riverview)

Consider the səmiqʷəʔelə site's heritage significance and include opportunities for heritage interpretation in future planning activities.

3.10.4.6 Policy: Partnerships

Encourage partnerships and co-ordination among community organizations and other orders of government to raise awareness of Coquitlam’s diverse heritage through programs, initiatives and events.

3.10.4.7 Policy: City archives

Encourage the preservation and accessibility of City records that have archival value.



4. Implementation



Implementation

To realize the goals of the community vision, the OCP is implemented through a number of actions:

- OCP actions (subsection 4.1) implementing specific policies set out in Section 3;
- OCP progress monitoring (subsection 4.2);
- Five-year OCP update (subsection 4.3);
- Neighbourhood planning (subsection 4.4); and
- Master development planning (subsection 4.5).

4.1 Actions

The timeframe for completion of OCP actions is about five years for short-term actions and 10 to 20 years for longer-term actions. Ongoing actions are meant to continue over the years. This OCP does not commit or authorize Council to undertake any of the actions listed below. Council may identify actions to be undertaken through the annual business plan process.

4.1.1 Creating Complete Communities

Action	Timeframe	Associated Policies
a Update existing neighbourhood plans or undertake a new neighbourhood planning process to plan and designate the Transit-Oriented Area Reserve.	Short-term	3.2.18.1
b Investigate the feasibility of performance-based zoning to support a greater mix of uses, such as industrial and residential, while minimizing impacts.	Short-term	3.1.2.2
c Update the <i>Zoning Bylaw</i> to incorporate the following zones: <ol style="list-style-type: none"> B-2 Urban Business Enterprise Zone, whose purpose is to maintain industrial, office and commercial uses in the Business Enterprise land use designation in City Centre; C-3 Medium-Rise Commercial Zone, whose purpose is to support commercial or mixed-use buildings, generally six storeys in height. 	Short-term	3.2.8; 3.2.10; 3.2.13; 3.2.14



... continued

Action	Timeframe	Associated Policies
d	Develop guidelines on location, space, design and operating requirements for private education facilities to address community goals and student needs.	Short-term 3.9.3.4
e	Undertake a master planning process to support redevelopment of the former Coquitlam College site.	Short-term 3.1.1.3
f	Undertake a master planning process to support the development of civic, recreational and cultural service hubs in the following locations: <ul style="list-style-type: none"> i. Poirier Leisure Precinct; ii. Lafarge Lake-Douglas SkyTrain station (Four Corners Precinct) /City Centre Aquatic Complex; iii. Lincoln SkyTrain station (Cultural Heart); iv. Partington Creek Neighbourhood Centre in northeast Coquitlam; and v. Fraser Mills Neighbourhood Centre in Waterfront Village. 	Long-term 3.1.1.3; 3.9.1.1; 3.9.1.6; 3.9.1.8

4.1.2 Fostering a Sustainable Economy



Action	Timeframe	Associated Policies
a Investigate opportunities for promoting Coquitlam's shopping assets in collaboration with the local business community.	Ongoing	3.6.2.1; 3.6.3.1; 3.6.3.4
b Restrict the transportation of aggregate materials from quarries located east of Burke Mountain on Quarry Road. Encourage these operators to transport aggregate by barge on the Pitt River.	Ongoing	3.2.2.9; 3.6.9.2
c Explore opportunities for corporate sponsorship advertising.	Short-term	3.6.2.2
d Review the land use, transportation, servicing and labour force needs of specific institutional employers and respond with appropriate strategies.	Short-term	3.6.1.2
e Develop an office market development strategy focusing on business attraction, retention and expansion.	Short-term	3.2.10.4; 3.6.1.4
f Develop incentives to attract office space development in areas adjacent to frequent transit network.	Short-term	3.1.1.9; 3.2.9.3; 3.6.1.4; 3.7.7.2
g Review <i>Zoning Bylaw</i> to remove barriers to business development and encourage economic development.	Long-term	3.6.1.4; 3.6.1.5; 3.6.3.2; 3.6.7.1
h Develop an eco-tourism and outdoor recreation strategy, in partnership with local partners, such as Metro Vancouver Regional Parks, BC Parks, and businesses.	Long-term	3.6.6.1
i Undertake master planning or neighbourhood planning processes to support redevelopment of Fraser Gateway Employment Corridor, and the Industrial and Business Enterprise designated lands in the Schoolhouse East area.	Long-term	3.2.13; 3.2.14;
j Investigate market feasibility of resource extraction industries and undertake studies to understand land use and community impact of these industries.	Long-term	3.6.9.1; 3.6.9.2

4.1.3 Protecting the Environment



Action	Timeframe	Associated Policies
a	Implement directions of environment and climate plans.	Ongoing 3.4.2.1
b	Seek opportunities to meet obligations under existing environmental agreements and partnerships, such as the <i>British Columbia Climate Action Charter</i> , and where appropriate, seek senior government funding, policy and regulatory support to realize these opportunities.	Ongoing 3.4.2.7
c	Explore opportunities for strategic outreach and education with other governments, building and business owners, developers and realtors to promote energy efficiency, water conservation, low-carbon and renewable-energy technologies and practices.	Ongoing 3.4.1.3; 3.4.2.6
d	Continue to update the City's stream classifications to assist with the development of streamside protection policies.	Ongoing 3.5.3.1
e	Implement improvements to watercourses and riparian areas, as recommended through watershed management planning, to reduce the risk of flooding and improve water quality, fish habitat and stream health.	Ongoing 3.5.3.1; 3.5.3.2; 3.5.3.3; 3.5.3.6
f	Continue to work in partnership with senior government agencies in providing appropriate protection and stewardship of environmentally sensitive areas and streamside habitats.	Ongoing 3.5.6.1
g	Develop integrated watershed management plans in collaboration with neighbouring municipalities, including interim approaches to watercourse management.	Ongoing 3.1.1.7; 3.5.1.8; 3.8.1.9; 3.8.3.2
h	Assess and maintain the City's existing drainage corridors and flood-protection systems, as required.	Ongoing 3.5.2.10; 3.5.3.6
i	Continue programs and measures to assess and mitigate natural hazards.	Ongoing 3.5.2.10
j	Explore opportunities to improve the sharing of information across organizations and orders of government to create a knowledge base for managing resources.	Ongoing 3.5.6.2; 3.5.6.3



... continued

Action	Timeframe	Associated Policies
k Explore opportunities for stewardship, public awareness or other programs to support environmental protection, reduce impacts and make informed choices, which may include industrial, commercial and institutional stewardship.	Ongoing	3.4.2.2; 3.5.1.2; 3.5.4.3
l Lead a City pilot project on the use of photovoltaics and solar lighting for street lighting and other appropriate opportunities, where possible.	Short-term	3.4.1.4
m Implement guidelines for waste management practices that prevent interactions with bears, such as bear-proof residential waste containers.	Short-term	3.4.4.1; 3.5.5.2
n Amend relevant City bylaws, as required, related to solid waste management, wildlife and vectors, landscaping and other mitigating measures that reduce the risk of bear- and wildlife-human conflicts, including the <i>Wildlife and Vector Control Bylaw</i> .	Short-term	3.5.5.3; 3.5.5.4; 3.5.5.5
o Develop guidelines, strategies or management plans for responsible landscaping and conservation practices to address tree protection, management of the urban forest and the negative impacts invasive plant species can have on wildlife habitat.	Short-term	3.5.2.2; 3.5.4.1; 3.5.4.3; 3.5.4.4; 3.5.4.5; 3.5.4.7
p Consider the implementation of the recommendations from the <i>Community Wildfire Resiliency Plan</i> .	Short-Term	3.5.2.8; 3.5.2.9
q Support the retrofit, maintenance and operation of infrastructure, parks and all other City-owned facilities to achieve energy efficiency consistent with climate action plans.	Long-term	3.4.1.2
r Investigate the use of additional development permit areas to protect environmentally sensitive areas .	Long-term	3.5.1.8
s Explore establishing a terrain and watershed evaluation system to create terrain and watercourse suitability and geotechnical hazard mitigation plans for designated areas or watersheds within the City.	Long-Term	3.5.1.8

4.1.4 Providing Diverse Housing Choices



Action	Timeframe	Associated Policies
a Update the Housing Needs Report every five years.	Ongoing	3.3.1.1
b Continue to support community partners delivering transitional and supportive housing , shelters and services for unhoused persons in the Tri-Cities area.	Ongoing	3.3.3.1; 3.3.3.3
c Work with community partners to support unhoused persons in the Tri-Cities at the 3030 Gordon emergency shelter and supportive housing .	Ongoing	3.3.3.3
d Develop a framework for housing data collection and reporting.	Short-term	3.3.1.1
e Develop a Tenant Protection Bylaw based on the Tenant Relocation Policy and subject to minor amendments.	Short-term	3.3.2.3
f Develop regulations, incentives and partnerships to promote the development of a mix of housing types, including purpose-built rental housing .	Short-term	3.3.1.2; 3.3.1.3; 3.3.1.4; 3.3.1.5; 3.3.1.6; 3.3.1.7; 3.3.2.2; 3.3.2.6; 3.3.2.9; 3.3.3.1; 3.3.3.2; 3.3.3.3
g Develop a policy to support the development of accessible and adaptable housing units.	Short-term	3.3.1.2; 3.3.1.4; 3.3.1.6
h Develop a policy to support a mix of housing in medium- and high-density multi-unit residential and mixed-use forms.	Short-term	3.3.1.2; 3.3.1.7
i Develop a fast-track approvals process for non-market housing projects .	Short-term	3.3.2.9
j Update the Housing Affordability Strategy.	Short-term	3.3.1.2; 3.3.1.3; 3.3.2.5; 3.3.2.8; 3.3.2.9
k Review low-density residential land uses and zoning to provide clearer direction on these housing forms.	Short-term	3.2.4.2; 3.2.4.3; 3.2.4.4; 3.2.5.1; 3.2.5.2

4.1.5 Supporting Sustainable Transportation Options



Action	Timeframe	Associated Policies
a Engage on transportation planning decisions, including road safety improvements and design of transportation facilities, programs, services and regional transportation networks.	Ongoing	3.7.4.4; 3.7.4.6; 3.7.4.8; 3.7.6.4
b Support awareness, education and enforcement initiatives that encourage use of sustainable transportation and reinforce safe travelling behaviours, especially around schools.	Ongoing	3.7.1.5; 3.7.6.1; 3.7.6.4; 3.9.5.4
c Support continued and steady implementation of new micromobility and pedestrian facilities in transportation plans and strategies.	Ongoing	3.4.2.4; 3.7.1.1; 3.7.2.1
d Work with TransLink to optimize transit service coverage, frequencies and reliability to meet demand, especially along frequent transit corridors.	Ongoing	3.4.2.4; 3.7.3.2; 3.7.3.3
e Increase accessibility to major employment areas of the City from local and regional destinations.	Ongoing	3.7.4.1; 3.7.4.8; 3.7.7.1
f Require developers to undertake traffic impact studies for proposed development to demonstrate how the safe and efficient movement of people and goods will be achieved.	Ongoing	3.7.1.1; 3.7.2.1; 3.7.4.1; 3.7.4.4; 3.7.7.1; 3.7.7.2
g Advocate for Coquitlam's interest in regional and provincial forums regarding goods movement.	Ongoing	3.6.1.6; 3.7.4.8
h Promote non-motorized travel to key destinations, including Neighbourhood Centres, transit stations, schools and parks.	Ongoing	3.4.2.4; 3.7.6.1
i Implement the <i>City Wayfinding Plan</i> through additional signs and kiosks as new development occurs.	Ongoing	3.7.2.4; 3.7.5.3; 3.9.5.11
j Continue to work with the Province and TransLink on the provincial Brunette Avenue Interchange project to improve vehicular connections in the area, as well as pedestrian and cycling linkages to Braid SkyTrain station.	Ongoing	3.7.1.4, 3.7.3.2, 3.7.3.3, 3.7.6.1
k Develop an optimal street network classification system that reflects street functionality consistent with the envisioned OCP land uses.	Short-term	3.7.4.1; 3.7.4.2; 3.7.4.3



... *continued*

Action	Timeframe	Associated Policies
l Create a Citizen Advisory Committee to advise on pedestrian and bicycling matters.	Short-term	3.7.6.4
m Develop safety measures such as designated crossings and speed management to ensure pedestrian-friendly environments in areas around schools and playgrounds.	Short-term	3.1.7.1; 3.4.2.4; 3.7.4.4; 3.9.3.1; 3.9.5.4
n Adopt standards for micromobility facilities and end-of-trip facilities to be required at major destinations.	Short-term	3.4.2.4; 3.7.2.3
o Work with TransLink to extend transit service to Neighbourhood Centres in the northeast and increase service.	Short-term	3.7.2.5
p Develop curbside management strategy, including on- and off-street parking and loading, especially within transit-oriented areas.	Short-term	3.7.5.1; 3.7.5.2; 3.7.7.2
q Advocate for the inclusion of David Avenue, Coast Meridian Street and Fremont Street into the regional Major Road Network.	Short-term	3.7.4.8
r Construct an active transportation connection between Pinecone Burke Provincial Park and Minnehada Regional Park.	Long-term	3.4.2.4; 3.7.1.1; 3.9.5.11
s Construct a north/south and east/west active transportation connection that links the Fraser River and Coquitlam River Park.	Long-term	3.4.2.4; 3.7.1.1; 3.9.5.11

4.1.6 Providing High-quality Amenities, Services and Infrastructure



Action	Timeframe	Associated Policies	
a	Develop new and update existing community facilities , as per Schedule E, the Parks, Recreation and Culture Facilities Master Plan, and other applicable plans.	Ongoing	3.9.1.1; 3.9.1.3; 3.9.1.6; 3.9.2.1; 3.9.4.1;
b	Acquire land for community facilities and the trail network through the development approval and subdivision processes, as per Schedule E, the Parks, Recreation and Culture Master Plan, and any applicable neighbourhood plan.	Ongoing	3.9.1.2; 3.9.1.1; 3.9.2.1
c	Construct citywide, interconnected off-road trails as per the <i>Trails Master Plan</i> and applicable neighbourhood plan.	Ongoing	3.9.1.1; 3.9.5.11
d	Work with private property owners to secure public access to the shorelines of the Fraser, Coquitlam and Brunette rivers.	Ongoing	3.9.1.7
e	Explore opportunities for festival infrastructure, such as electrical power and potable water in publicly accessible spaces.	Ongoing	3.10.1.3
f	Support the development of school sites by the school district, as identified in Schedule E-3. Explore opportunities for joint use park sites, where appropriate.	Ongoing	3.9.3.2, 3.9.5.2
g	Expand the City's heritage inventories and community heritage register.	Ongoing	3.10.4.2
h	Implement water-conservation programs to promote the efficient use of water	Ongoing	3.5.1.9
i	Require that public infrastructure and amenities, as shown in Schedule D and E, are reflected in the City financial and business plans to define strategies for identifying the lifecycle cost of maintenance, rehabilitation and replacement.	Ongoing	3.8.1.1; 3.8.1.2
j	Encourage the use of financing and cost-recovery tools to fund growth-related infrastructure, and monitor cost recovery approaches to maintain an attractive investment climate.	Ongoing	3.8.1.2



... *continued*

Action	Timeframe	Associated Policies
k Update the street network plan, as shown in Schedule D, every five years to confirm the short- and long-term need for planned road network improvements, considering existing residential areas and other service, community, financial and environmental impacts.	Ongoing	3.7.4.1; 3.7.7.2; 3.8.1.1
l Notify goods movement sector and other relevant entities about potential operational changes, capital projects and regulations that may affect the sector.	Ongoing	3.6.1.6; 3.7.4.8
m Support the use of new technology in managing infrastructure services, such as remote sensing, supervisory control and data acquisition (SCADA) systems, geographic information systems (GIS) and maintenance planning tools.	Ongoing	3.8.2.1
n Lead pilot projects to assess new strategies for collaborating with stakeholders such as Metro Vancouver, landowners, community groups and federal and provincial agencies in stormwater management.	Ongoing	3.8.3.1
o Require minimum of three-metre-wide passing area within lanes to accommodate waste management.	Ongoing	3.7.5.2
p Explore opportunities for intergenerational programs in community facilities to bring youth, seniors and other age groups together to share common interests, resources, programs and services.	Short-term	3.10.3.1; 3.10.3.2
q Develop procedures and processes for securing publicly- and privately-owned publicly accessible spaces, and ensuring cost-effective maintenance and ongoing operation of these spaces.	Short-term	3.2.8.4; 3.2.9.4; 3.9.4.3
r Develop a plan for the expansion of police and fire protection services to support existing and future population growth.	Short-term	3.8.1.1
s Develop guidelines for siting, space, design and operating requirements for new child care facilities.	Short-term	3.6.1.5; 3.6.1.9; 3.9.6.1; 3.9.6.3
t Develop and adopt a heritage management strategy.	Short-term	3.10.4.1



... *continued*

Action	Timeframe	Associated Policies
u	Review the Heritage Revitalization Agreement program and complementary heritage tools.	Short-term 3.10.4.3
v	Conserve the Booth Farm house as part of parkland acquisition through a Heritage Revitalization Agreement or other heritage conservation mechanism.	Short-term 3.10.4.1; 3.10.4.2; 3.10.4.3; 3.10.4.4
w	Review street design for sustainability by minimizing hard surface treatment, narrowing vehicle travel lanes, planting street trees and encouraging active transportation and neighbourhood activities.	Short-term 3.7.4.3
x	Consider improvements to riparian areas, channels and watercourse banks citywide to achieve stormwater management goals and to reduce the risk of flooding.	Short-term 3.8.3.2
y	Rezone the Meridian Substation site and the BC Gas Compressor Station Site to an Institutional zone to better reflect use of these sites for public utility.	Short-term 3.2.15
z	Develop a cultural facilities strategy to explore the need for future cultural services, including library services.	Long-term 3.10.1.1
aa	Explore opportunities with external partners to plan and develop a major city park in northeast Coquitlam, as identified in Schedule E, comprised of complex of competition-sized sports fields, concessions, washrooms, children and youth play facilities, perimeter trail and family recreation area.	Long-term 3.9.1.1; 3.9.1.2; 3.9.1.5; 3.9.5.2; 3.9.5.7; 3.9.5.11
ab	Explore possibilities of locating a waterfront park, as identified in Schedule E, that includes boat launch facilities along the west bank of the Pitt River. The location of the park should be integrated with trail and other open space opportunities.	Long-term 3.9.1.1; 3.9.1.2; 3.9.1.5
ac	Develop a recycling centre and City works yard in northeast Coquitlam	Long-term 3.9.1.1; 3.9.1.6
ad	Designate Victoria Drive as part of goods movement network.	Long-term 3.6.1.6; 3.7.4.8

4.2 Monitoring and Reporting

Frequent and regular monitoring will enable timely assessment of policies and actions, and help identify need for future amendments to improve OCP effectiveness in addressing emerging issues and realizing the community vision and goals.

4.2.1 Key indicators

Key indicators are measurable aspects that help provide a picture of progress towards each OCP goal. Selection of indicators requires consideration of: 1) relevance in representing OCP progress; 2) data availability, reliability and ability to keep current; and 3) community engagement and support.

The following is a preliminary list of key indicators identified to support monitoring the OCP:

Growth Management

Increase the proportion of households living in complete, mixed-use communities, as indicated by access to daily needs by active transportation.

Housing

Work towards achieving Coquitlam's 20-year housing needs, with increases across the housing continuum (ownership, market rental, **below-market rental housing, non-market, transitional and supportive housing, special needs housing** and shelter.

Climate Change and Resiliency

Work towards a 45 per cent reduction in GHG emissions from 2007 levels by 2030, with a goal of being carbon neutral by 2050.

Economy

Work towards aligning Coquitlam's share of regional jobs with its share of regional population.

Transportation

Work towards increasing mode share in favour of transit and active transportation.

Infrastructure

Maintain utility service levels through completion of planned maintenance, upgrades, and expansion of City and partner infrastructure.

Community Safety Services

Work towards a future for Coquitlam where everyone is safe and feels safe, with annual increases in satisfaction with fire and police services

Parks and Community Facilities

Maintain or increase annual participation in the City's recreation activities, including both registered programs and drop-in opportunities.

Arts, Culture and Heritage

Maintain or increase overall satisfaction with the City's recreational and cultural opportunities.

4.2.2 Reporting and next steps

Indicator results should be evaluated regularly and findings publicly presented to support the annual *Business Plan*, *Financial Plan*, and five-year updates to OCP. Reporting should show general progress towards each OCP goal, with latest indicator measurements, and identification of emerging issues, policies or actions that need OCP amendment or further review.

4.3 OCP Amendments

The OCP is intended to provide a flexible framework to guide development over the next 20 to 25 years. Recognizing that areas evolve and change over time, amendments to the OCP may be considered to support new developments, reflect updated policies, incorporate new information, or respond to emerging opportunities and challenges.

OCP amendments are subject to requirements outlined in the *Local Government Act*. For instance, under Section 460(1) of the *Local Government Act* municipalities must, by bylaw, establish procedures under which a property owner can apply for an OCP amendment. In Coquitlam, these procedures are identified in the Development Procedures Bylaw. In addition, consultation is required for all OCP amendments pursuant to Section 475 of the *Local Government Act* and public hearings are required for all OCP amendment bylaws pursuant to Section 464 of the *Local Government Act*.

4.3.1 Amendments to support development applications

OCP amendments include, but are not limited to:

- i. a planning rationale to show how the proposed amendment supports the Vision, Goals and Objectives of the OCP;
- ii. an explanation of how the amendment is supported by the policies in the OCP;
- iii. justification for why an applicable policy should not apply to the subject site;
- iv. technical studies, as required; and
- v. a summary of **community benefits** being proposed.

All amendments are subject to consideration by Council.

4.3.2 Five-year OCP update

British Columbia's *Local Government Act* requires that the OCP must be reviewed every five years. These reviews must include public engagement and respond to emerging issues (such as changes in housing needs). The report on OCP progress will provide an important basis for these updates.

4.4 Neighbourhood Planning

OCP policies are implemented for the neighbourhood-level development planning through Neighbourhood Plans, which provide more neighbourhood-specific implementation details.

The planning process includes:

1. Gather background information on neighbourhood, including geographical context, development considerations, demographics and population projections.
2. Identify potential impacts from likely growth and development, considering:
 - i. Applicable OCP policy;
 - ii. Applicable sustainability goals;
 - iii. Hazard, risk and vulnerability analysis;
 - iv. School needs;
 - v. Parks, recreation and cultural facility needs;
 - vi. Transportation needs; and
 - vii. Servicing needs.
3. Carry out community engagement to determine priorities for neighbourhood development, including:
 - i. Locations and types of land use;
 - ii. Housing choices;
 - iii. Environmental protection;
 - iv. Transportation improvements;
 - v. Public realm improvements;
 - vi. **Community facilities**; and
 - vii. Opportunities to enhance natural and cultural resources.
4. Prepare neighbourhood plan for further community feedback and council consideration.
5. As development occurs, follow the neighbourhood plan by utilizing municipal regulatory tools, such as zoning, development permits, development cost charges and servicing standards.
6. Continue inclusive and collaborative engagement for any future plan amendments.

Where a conflict exists between policies in the OCP and policies in a Neighbourhood Plan (Schedule J), the policies of the OCP shall take priority.

4.5 Master Development Planning

Master development plans provide implementation details for development of a specific site that is anticipated to have significant community impact. These plans generally apply to sites that require phasing and/or are greater than 2.5 hectares (excluding Small-Scale Residential subdivisions).

The Master Development Plan must:

1. Provide a finer level of detail for how a site will be developed by establishing the general locations of land uses and **densities**, street, lane and pathway networks, utility servicing, parks and open spaces, amenities, public benefits and development phasing;
2. Consider relationships to adjacent lands, in terms of land use compatibility, site access, and transportation network and infrastructure needs, with specific regard for neighbouring remnant parcels, ensuring these sites are able to redevelop under their Land Use Designation; and,
3. Include, but not be limited to, elements such as:
 - i. A site plan and context plan;
 - ii. Land use distribution;
 - iii. Density and building height ranges with consideration for massing, view line potential, shadow impacts and wind effects;
 - iv. Housing affordability;
 - v. Public open space and amenities plan (including minimum public parkland dedication of at least five per cent of the total site area (or cash-in-lieu);
 - vi. Urban design framework;
 - vii. Public realm features and other design elements;
 - viii. Master landscape concept plan (including interim conditions);
 - ix. Public benefit plan;
 - x. Public art plan;
 - xi. Transportation plan;
 - xii. Circulation plan;
 - xiii. Parking, loading and waste collection plan;
 - xiv. Utilities servicing concept;
 - xv. Sustainability plan, and
 - xvi. Phasing plan.

The planning process should account for how the site development will address all applicable OCP and neighbourhood plan policies, including potential impacts on adjacent sites. A master development plan must be secured through a development agreement with the City at time of any discretionary development approval, such as rezoning.

5. Development Permit Areas



5.1 Overview

5.1.1 Statutory Context

British Columbia's *Local Government Act* provides municipalities with the authority to issue Development Permits as a means to regulate development to meet specific objectives in line with the City's Official Community Plan. Development Permit Areas and associated guidelines are used to prescribe the criteria for development as they relate to specific purposes, as outlined in the *Local Government Act*.

The *Local Government Act* also provides municipalities with the authority to issue Temporary Use Permits as a means to allow temporary uses not otherwise permitted in the City's *Zoning Bylaw* within certain areas.

5.1.2 Development Permit Process

Where Development Permit Areas are designated, as shown in Schedule G, landowners are prohibited from undertaking certain activities in a Development Permit Area until they have obtained a Development Permit, unless otherwise indicated. Activities that are prohibited without a Development Permit include the subdivision of land, or the construction, addition or alteration of a building or other structures. There are additional specific prohibitions for the alteration of land or the buildings and structures on land for specified Development Permit Areas.

Applications for Development Permits will be evaluated for compliance with the applicable Development Permit Area Guidelines in Schedule H. Development permits may impose conditions and security requirements, as appropriate, to ensure the Development Permit Area guidelines and objectives are met.

A Development Permit may vary or supplement the regulations of City bylaws, such as the *Zoning Bylaw*, *Subdivision and Development Servicing Bylaw* or *Sign Bylaw*. However, a Development Permit may not vary the permitted use or **density** of any parcel of land, except for the protection of development from hazardous conditions as it relates to health, safety or protection of property from damage, or vary the application of a *Zoning Bylaw* in relation to residential rental tenure.

5.2 Urban Design Development Permit Area

The Urban Design Development Permit Area designates all lands within the City of Coquitlam for the purpose of establishing guidelines for the form and character of commercial, industrial and **intensive residential development**, pursuant to section 488(1) (e) and (f) of the *Local Government Act*, and for the promotion of energy and water conservation and the reduction of greenhouse gas emissions, pursuant to section 488(1) (h), (i), and (j) of the *Local Government Act*.

5.3 Watercourse Protection Development Permit Area

The Watercourse Protection Development Permit Area designates areas, as shown in Schedule G-1, for the purpose of establishing guidelines to protect the natural environment, its ecosystems and biological diversity, pursuant to section 488(1)(a) of the *Local Government Act*.

5.4 Wildfire Hazard Development Permit Area

The Wildfire Hazard Development Permit Area designates areas, as shown in Schedule G-2, for the purpose of establishing guidelines to protect development from hazardous conditions that increase the risk of wildfire, pursuant to section 488(1)(b) of the *Local Government Act*.

5.5 Unstable Slopes Development Permit Area

The Unstable Slopes Development Permit Area designates areas, as shown in Schedule G-3, for the purpose of protecting development from hazardous conditions due to unstable slopes resulting from the area's former use as a gravel pit, pursuant to section 488(1)(b) of the *Local Government Act*. This development permit area contains particular possibilities of hazard or damage to the public, property or the environment from land slippage, erosion, flooding or the discharge of mud or silt.

5.6 Temporary Use Permits

Municipalities have the authority to issue Temporary Use Permits as a means to allow temporary uses not otherwise permitted in the City's *Zoning Bylaw* within certain areas, pursuant to section 492 to 493 of the *Local Government Act*. All lands outside of the Agricultural Land Reserve are designated to allow for consideration of Temporary Use Permits.

Temporary Use Permits can be subject to security requirements, conditions regarding the use of the land and a permit termination date.



6. Glossary



Active frontage:

Means the edge of a building is designed to allow for visual or physical engagement between the street or public realm and the uses located on the ground floor of a building.

Below-market rental housing:

Means **purpose-built rental housing** that is operated by BC Housing or an approved housing operator, and for which the rent charged is at least 25 per cent below market rent, as secured by a housing agreement or registered covenant.

Community benefit:

Means any amenities, facilities, infrastructure, or services, including affordable housing and heritage preservation, that support livability and complete communities.

Figure 11: Definition of community benefit

**Community amenity:**

Means a social, cultural, heritage, recreational or environmental benefit to the community. It may be a service or physical infrastructure, but does not include affordable housing. Includes, but is not limited to, parks, child care facilities, **community facilities**, transportation and public realm enhancements, public safety improvements or arts and culture spaces.

Community facility:

Means indoor or outdoor publicly accessible and programmable facilities that provide social, cultural, heritage or recreational opportunities. These facilities are typically owned and operated by the City or other government agency but may include facilities operated by a partner or private business.

Density:

Means the intensity of use permitted on a property. This is usually expressed as **floor area ratio (FAR)** and is calculated on a site prior to any subdivision or other land dedication occurring.

Employment-generating use:

Means a use that provides significant high-value employment opportunities relative to the floor area of the business. Includes, but is not limited to:

- i. Commercial uses (including office, retail, grocery, personal services, dining);
- ii. Hotels and conference spaces;
- iii. Child care facilities; and
- iv. Civic, institutional, cultural and recreation facilities.

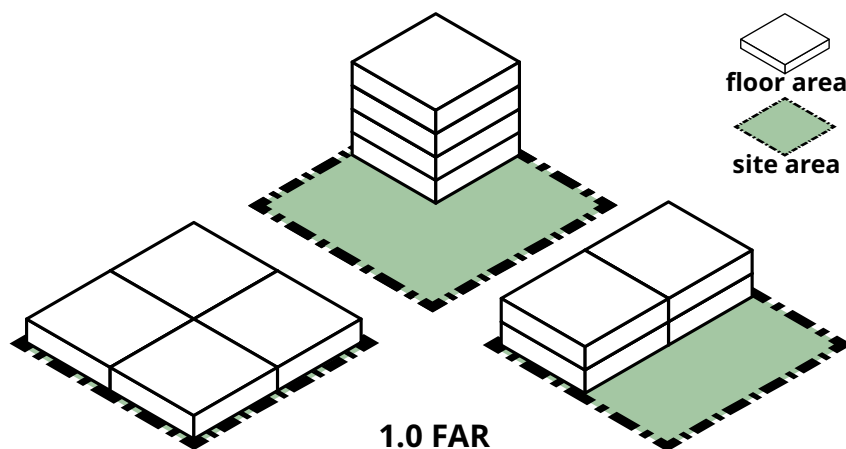
Environmentally sensitive area:

Means a site or area that has environmental attributes worthy of retention or special care. These attributes contribute to the retention or creation of wildlife habitat, fish habitat, soil stability, water retention or recharge, vegetative cover and similar vital ecological functions. **Environmentally sensitive areas** may include rare or common habitats, plants and animals.

Floor area ratio (FAR):

Means the ratio of the floor area of a building in relation to the size of the site the building is located on.

Figure 12: Floor area ratio



Intensive residential development:

Means **multi-unit residential**.

Joint-use park:

Means a park site whose development and ongoing maintenance costs are shared between the City and the school district or other agency in order to provide enhanced facilities to both the school and the community when the facilities are not required for educational purposes.

Local-serving commercial:

Means a smaller-scale commercial use that provides goods or services that are regularly required or used by a person or household. Examples include, but are not limited to:

- i. Child care facilities;
- ii. Convenience and grocery stores;
- iii. Coffee shops;
- iv. Restaurants;
- v. Pharmacies; and
- vi. Dry cleaners.

Main street:

Means a segment of a street (or the pedestrian network) intended or acting as a hub for commercial, social, economic and cultural activity within a neighbourhood. Main streets may be identified in neighbourhood or master development plans.

Micromobility:

Means small, lightweight transportation options typically designed for short-and medium-distance travel, including bikes, scooters and skateboards, and their electrified forms.

Multi-unit residential:

Means a development with two or more dwelling units in one or more buildings.

Non-market housing:

Means **purpose-built rental housing** and co-operative housing targeted to low and low-to-moderate income households that is owned and operated by an approved housing operator.

Purpose-built rental housing:

Means housing built as long-term rental housing, including market, **below-market rental housing** or **non-market housing**.

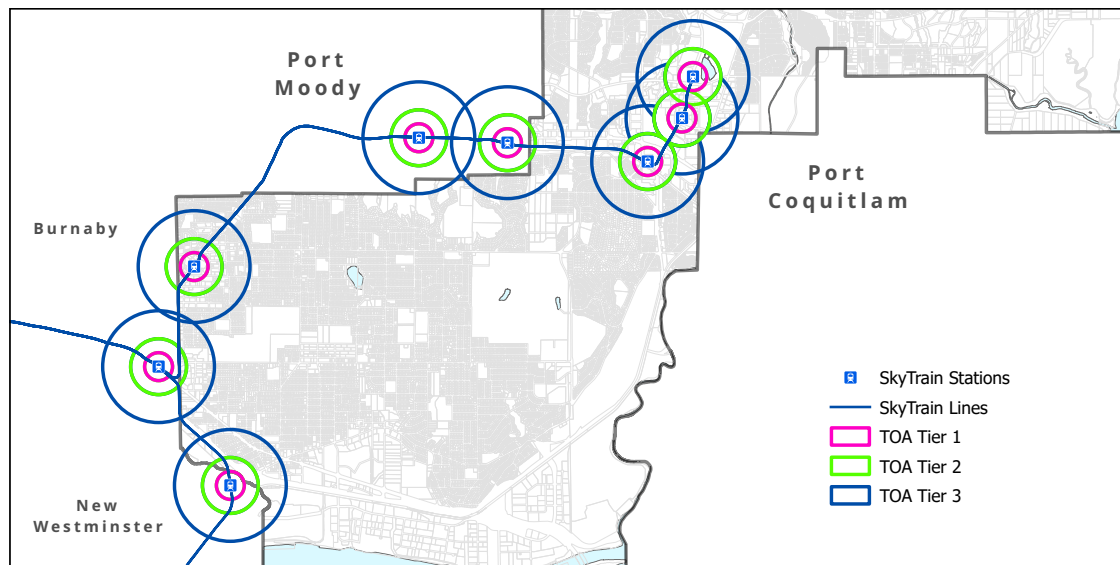
Special needs housing:

Means housing for people with special needs who may benefit from living in congregate (communal) arrangements. Special needs may include health needs (physical or mental), substance use issues or family situations (e.g., intimate partner violence).

Transit-Oriented Area Tier 1, Transit-Oriented Area Tier 2 and Transit-Oriented Area Tier 3:

Means the areas given the designation Tier 1, Tier 2 and Tier 3, respectively, as described in Transit-Oriented Areas Designation Bylaw No. 5393, 2024, as amended or replaced, and in accordance with the *Local Government Act*.

Figure 13: Transit-Oriented Area Tiers



Transitional and supportive housing:

Means **non-market housing** that provides temporary or longer-term accommodation with integrated or coordinated support services for individuals who are experiencing or at risk of homelessness, or who require assistance to maintain stable housing and daily living due to health, social, or other support needs.

Transit-oriented development:

Means pedestrian-friendly, higher-density, complete, mixed-use form of develop centered around major transit stations.

Urban Containment Boundary:

Means the area identified for urban development, as defined in Metro Vancouver's *Regional Growth Strategy* and identified in Schedule I-2.

