Coquitlam

Schedule I: Regional Context Statement

Bylaw # 5511, 2026

Schedule I

Amended by Bylaw # 5526, 2026

Consolidation Date: June 22, 2026

Schedule I-1:
Policies in Support of Regional Growth Strategy

METRO 2050 REGIONAL CONTEXT STATEMENT

Metro 2050, the Regional Growth Strategy, sets out a land use framework for the Metro Vancouver region. Coquitlam's Regional Context Statement identifies the relationship between the Metro 2050 strategy and the policies and directions set out in Coquitlam's Official Community Plan. The requirement for a Regional Context Statement is identified by the Province's *Local Government Act*, under which the City is also required to review the Statement every five years to maintain alignment with the Regional Growth Strategy. Any amendments must follow a formal process with the Metro Vancouver Board and be considered in the context of achieving regional goals.

Goal 1 Create a Compact Urban Area Targets		
Policy with Target	**Applicable OCP Policies**	**Supplementary Information**
1.1.9 b) Provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in *Metro 2050: Table 1*, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing **98% of residential growth inside the Urban Containment Boundary**	**98%** of the City's 2050 projected residential growth is within the **Urban Containment Boundary**. Section 3.1 provides the City's growth management policies, including directing growth in the **Urban Containment Boundary**. See Schedule B for land use designations, which demonstrate that a majority of projected growth is within the **Urban Containment Boundary**.	Projections for population, dwelling unit, and employment are presented in Table 1 and Table 2, which represent scenarios for High Growth that were provided by Metro Vancouver. The City of Coquitlam received a Housing Target Order (2025-2030),that is based on BC Statistics source data. In addition, the City's *Housing Needs Report* uses the required methodology from the Province. Due to differences in data sources, process, methodology, reporting intervals, and rounding, these three sets of numbers are not aligned.
1.2.24 a) Provide dwelling unit and employment projections that indicate the member jurisdiction's share of planned growth and contribute to achieving the **regional share of growth for Urban Centres and Frequent Transit Development Areas (FTDAs)** as set out in *Metro 2050: Table 2* (dwelling unit and employment growth targets for Urban Centres and Frequent Transit Development Areas). Regional growth targets: • **All Urban Centre Types: 40% population, 50% employment** **Frequent Transit Development Areas: 28% population, 27% employment**	The City's 2050 projected growth by area type: • All Urban Centre Types: **44%** population **49%** dwelling **41%** employment • Frequent Transit Development Areas: **14%** population **16%** dwelling **7%** employment	Projections for dwelling unit and employment are presented in Table 1 and Table 2.

1.2.24 b) ii) include policies and actions for Urban Centres and FTDAs that: **focus and manage growth and development in Urban Centres and FTDAs consistent with guidelines set out in Table 3** (Guidelines for Urban Centres and FTDAs) and demonstrate how that growth will contribute to the Urban Centre and FTDA targets set out in Table 2 and Action 1.2.13 *1.2.13 Implement the strategies and actions of the regional growth strategy that contribute to regional targets as shown on Table 2 to:* ***a) focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary;*** ***b) focus 40% of the region's dwelling unit growth and 50% of the region's employment growth to Urban Centres; and*** c) ***focus 28% of the region's dwelling unit growth and 27% of the region's employment growth to FTDAs.***	The City manages growth to develop compact, mixed use communities that support infrastructure and transportation networks within the **Urban Containment Boundary** (section 3.1). Majority of growth is focused near frequent transit and within Neighbourhood Centres as preferred growth areas (policy 3.1.1.3). Land use designations focus and limit growth to within the **Urban Containment Boundary** (section 3.2) and Schedule I-2"Regional Growth Strategy Land Use Map". Employment growth is supported through enabling land use and infrastructure (objective 3.6.1) within a business-friendly climate (objective 3.6.2).	Projections for population, dwelling unit and employment are presented in Table 1. Targets for population, dwelling unit and employment are presented in Table 2.

Goal 3 Protect the Environment, Address Climate Change, and Respond to Natural Hazards Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: • increase the area of lands protected for nature **from 40% to 50% of the region's land base by the year 2050**; and • increase the total regional tree canopy cover within the Urban Containment Boundary **from 32% to 40% by the year 2050.**	The City's ecosystem protection policies apply to approximately 55% of the City's land base. Ecosystem protection policies are primarily focused on maintaining the integrity of the natural environment through protection, acquisition and enhancement (objective 3.5.1). Protected areas aim to mitigate the risks on both developments and wildlife areas, and include protections and enhancements for watercourse areas and environmentally sensitive landscaping (objectives 3.5.2, 3.5.3, 3.5.4 and 3.5.5).	The City is developing an Urban Forest Management Strategy, which seeks to enhance the City's urban forest and tree cover.

3.3.7 a) identify how local land use and transportation policies will contribute to meeting the **regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030** and **achieving a carbon neutral region by the year 2050**.	The City aims to meet or exceed regional objectives and standards for greenhouse gas emissions (objective 3.4.2), including policies for advocacy and public awareness, transportation modal shift, lower-emission vehicles and lower industrial emissions. The OCP also provides direction for greenhouse gas emission reduction in urban design (policy 3.4.1.3), which is implemented through a development permit area (section 52). Implementation of OCP policy 3.4.2.1, the 2022 Environmental Sustainability Plan, includes a 2030 greenhouse gas emission reduction target of 45% below 2007 levels and carbon neutrality by 2050.	Coquitlam is implementing its Community Greenhouse Gas Reduction Strategy, which was adopted in 2012. Coquitlam's Climate Action Plan intends to provide a roadmap to advance strategic and equitable climate action across the community.
Goal 4 Provide Diverse and Affordable Housing Choices Target		
Policy with Target	**Applicable OCP Policies**	**Supplementary Information**
4.2.7 a) indicate how you will, within the local context, contribute toward the regional target of having **at least 15% of newly completed housing units built within all Urban Centres and FTDAs combined, to the year 2050, be affordable rental housing units** (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported).	Housing is encouraged to be in close proximity to transit infrastructure (policy 3.3.1.8). Affordable rental housing is permitted in all housing designations (section 3.2 and objectives 3.3.1, 3.3.2, 3.3.3) and encouraged through the City's Rental Incentives Program.	The City is updating its Rental Incentives Program as a Housing Accelerator Fund initiative and in light of updated provincial legislation on development financing tools. The OCP includes the legislated Transit Oriented Areas, which increase the amount of housing near transit stations. The OCP includes references to the City's *Housing Needs Report* which identifies the City's housing needs (including rental housing).

Metro 2050 Goal 1: Create a Compact Urban Area

Describe how the OCP and other supporting plans and policies contribute to this Goal:

Coquitlam's OCP contains growth management and land use policies that direct future development and redevelopment in a way that creates a compact urban area and supports this RGS goal. It restricts urban uses and development outside the urban growth boundary, and directs residential and commercial growth towards an evolving network of localized, complete communities, which supports the RGS goal of creating a compact urban area.

This network of compact, complete communities supports the regional goal to focus growth in Urban Centres that provide for a mix of housing, retail and office space. The Frequent Transit Development Area (FTDA) further supports the creation of a compact, complete neighbourhood centre around a future SkyTrain station and provides an additional area for focusing growth. These complete communities, linked by rapid transit, can also assist in a transportation mode shift to transit, cycling and walking. Coquitlam further refines its urban structure of Urban Centres and FTDAs with a network of local centres.

Goal 1 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of **focusing 98% of residential growth inside the Urban Containment Boundary.**	98% of the City's 2050 projected residential growth is within the **Urban Containment Boundary**. All significant growth identified in the OCP is within the **Urban Containment Boundary** (policy 3.1.1.7).	The OCP includes the legislated Transit Oriented Areas, which increases the amount of housing near transit stations. Projections for population, dwelling unit and employment are presented in Table 1.
1.2.24 a) Provide dwelling unit and employment projections that indicate the member jurisdiction's share of planned growth and **contributing to achieving the regional share of growth for Urban Centres and FTDAs as set out in Table 2** (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas) Regional Targets for Residential Growth by Location: • **All Urban Centre Types: 40%** • **FTDAs: 28%** Regional Targets for Employment Growth by Location: • **All Urban Centre Types: 50%** • **FTDAs: 27%**	A majority of growth is to be focused near frequent transit and within Neighbourhood Centres, and limit development that would result in significant **density** increases outside of these preferred growth areas (policy 3.1.1.3).	Projections for population, dwelling unit and employment are presented in Table 1. Targets for population, dwelling unit and employment are presented in Table 2. The City of Coquitlam received a Housing Target Order (2025-2030), which is based on BC Statistics source data. In addition, the City's *Housing Needs Report* uses the required methodology from the Province. Due to differences in data sources, process, methodology, reporting intervals and rounding, these three sets of numbers are not aligned.

1.2.24 b) ii) include policies and actions for Urban Centres and FTDAs that: **focus and manage growth and development in Urban Centres and FTDAs consistent with guidelines set out in Table 3** (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and FTDA targets set out in Table 2 and Action 1.2.13 *1.2.13 Implement the strategies and actions of the regional growth strategy that contribute to regional targets as shown on Table 2 to:* ***a) focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary;*** ***b) focus 40% of the region's dwelling unit growth and 50% of the region's employment growth to Urban Centres; and*** *c)* ***focus 28% of the region's dwelling unit growth and 27% of the region's employment growth to FTDAs.***	The City manages growth to develop compact, mixed use communities that support infrastructure and transportation networks (section 3.1). The **Urban Containment Boundary** is upheld which limits development and subdivision potential (policy 3.1.1.7). Coquitlam's OCP directs the majority of growth to urban centres and the FTDA, with lower lower-**density** Land Use Designations generally located outside of centres (policy 3.1.1.3). The OCP seeks to achieve an efficient and compact urban area that supports transit, with 44% of residential development to 2041 directed to Urban Centres and the FTDA (policy 3.1.1.4). A focus of economic development land uses and associated employment is expected to be aligned with mutually beneficial development intensity of **transit-oriented development** (policy 3.6.1.2).	Projections for population, dwelling unit and employment are presented in Table 1. Targets for population, dwelling unit and employment are presented in Table 2.

Strategy 1.1: Contain urban development within the Urban Containment Boundary

	Section	Policy	Applicable OCP Policies
Policy 1.1.9	**Adopt Regional Context Statements that:**		
	a)	Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	The **Urban Containment Boundary** is shown on Schedule I-2 "Regional Growth Strategy Land Use Map"
	b)	Provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	Population, dwelling unit and employment targets are presented in Table 1.
	c)	Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers	Policy for collaboration with other government agencies concerning infrastructure (policy 3.8.1.9).

	d)	Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts	Land use and economic policies call for integration between land use and economic development to minimize impacts, including those specific to new development, eco-tourism, resource-based activities and air particulate matter (objective 3.6.3, policies 3.1.3.1, 3.1.5.2, 3.4.2.3, 3.6.7.1 and 3.6.9.2).
Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas			
Policy 1.2.24	**Section**	**Policy**	**Applicable OCP Policies**
	Adopt Regional Context Statements that:		
	a)	provide dwelling unit and employment projections that indicate the member jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and FTDAs as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	Dwelling and employment targets are identified in the Targets Section.
	b)	include policies and actions for Urban Centres and FTDAs that:	See below
	i)	identify the location, boundaries, and types of Urban Centres and FTDAs on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4	The locations and boundaries of all centres are shown on Schedule I-2 "Regional Growth Strategy Land Use Map". There are currently three Urban Centres: Regional City Centre, Lougheed Urban Centre and Burquitlam FTDA.
	ii)	focus and manage growth and development in Urban Centres and FTDAs consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and FTDA targets set out in Table 2 and Action 1.2.13	Development targets for Urban Centres are identified in the Targets Section.
	iii)	encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	Office development is encouraged in Urban Centres with higher-density mixed-use, especially near rapid transit, as well as within commercial and industrial land use designations (section 3.2, policy 3.6.1.4).
	iv)	support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDAs and consider the use of parking maximums	Direction for modal shift is provided through policies for climate change, parking and Transportation Demand Management (policy 3.4.2.4 and 3.7.5.2, objective 3.7.6).
	v)	consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, FTDAs, and, where appropriate, Major Transit Growth	Densification and Infill development are identified in Urban Centres (policy 3.1.1.3). Direction to ensure tenant relocation practices and assistance is provided (policy 3.3.2.2) and further detailed in the *Housing Affordability Strategy* (HAS). Direction is also provided

		Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	to ensure appropriate emergency planning at the neighbourhood planning stage (objective 3.4.3), and equity, diversity and inclusion within the community (objective 3.10.3). Neighbourhood planning is expected to undertake and address concerns identified in a hazard, risk and vulnerability analysis (section 4.9).
	vi)	consider support for the provision of child care spaces in Urban Centres and FTDAs	Child care policies encourage facilities close to transit hubs (policy 3.9.6.1) and leveraged with major economic development centres (objective 3.9.7).
	vii)	consider the implementation of green infrastructure	Providing quality environmentally responsible infrastructure and processes enhances and protects natural and sustainable resources and environments (objective 3.8.1). The development process allows further levers to provide and retain green infrastructure (policy 3.8.1.11, 3.5.1.3).
	viii)	focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and FTDAs, and at appropriate locations within Major Transit Growth Corridors	Major infrastructure and amenity investments are focused in urban centres (policy 3.1.1.11) through **density** incentives (objective 3.1.2).
	ix)	support the provision of community services and spaces for non-profit organizations	Civic service hubs (policy 3.9.1.6) with collocation of facilities, including multiple orders of government and external and non-profit agencies are encouraged (policy 3.9.4.1).
	x)	consider, where Urban Centres and FTDAs overlap with Employment lands, higher density forms and intensification of commercial and light industrial	A sufficient basis for office space and other employment-generating facilities is encouraged near rapid transit hubs (policy 3.6.1.5). **Density** incentives (policy 3.2.9.3) and prioritization of employment-generating uses for major projects (policy 3.6.2.1) are supported in urban centres. Intensive, industrial and office uses are intended in the Business Enterprise designation (objective 3.2.13).
	xi)	take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	Setbacks and dedications (policy 3.1.5.3) as well as street improvements are to be used to protect pedestrians and adjacent uses (policy 3.7.4.3, 3.7.4.4, 3.7.4.6).
	c)	Include policies for General Urban lands that:	
	i)	identify General Urban lands and their boundaries on a map generally consistent with Map 2	The General Urban area is shown on Schedule I-2 “Regional Growth Strategy Land Use Map”.
	ii)	exclude new non-residential Major Trip-Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and FTDAs and direct new non-residential Major Trip-Generating uses to Urban Centres and FTDAs	New activities for employment are focused to be compatible with urban centres (objective 3.6.1) and the mode shift to associated transit and non-automobile travel in those centres (policy 3.7.6.1) and general trip reduction strategies (policy 3.7.6.2).
	iii)	encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments,	The City has approved and implemented Small-Scale Multi-Unit Housing zoning allowing for infill and

		laneway houses) in appropriate locations within walking distance of the Frequent Transit Network;	intensification of all previous One and Two Family Residential lots in designated areas within the Urban Growth Boundary and outside of urban centres (objective 3.2.4). Nodes of infill **density,** including updates to townhouse and multiplex options are to be focussed around neighbourhood centres and corridors that are associated with transit (policy 3.1.1.3).
	iv)	encourage neighbourhood-serving commercial uses	The retention and attraction of **local-serving commercial** and retail uses is encouraged (objective 3.6.3). Locally serving retail is encouraged in both Neighbourhood Centres (objective 3.2.8) and Commercial nodes (objective 3.2.11), and is identified in various Neighbourhood plans.
	d)	with regards to Actions 1.2.16 and 1.2.24 c) ii), include a definition of "non-residential Major Trip- Generating uses" that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	N/A
	e)	consider the identification of new FTDAs in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	Additional FTDAs beyond the three contemplated urban centres are not being included at this time. Future FTDA designations may be contemplated with future updates to the OCP, as part of neighbourhood plans or as a response to station area planning. These growth areas will focus development (policy 3.1.1.3) around a connected and supported frequent transit network (objective 3.7.3).
	f)	consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Co-ordinated transportation planning with neighbouring municipalities and regional agencies is encouraged to uphold reliable transit service to and through Coquitlam (policy 3.7.3.3) as well as major road and **micromobility** connections (policy 3.7.1.4, 3.7.4.8).
Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities			
Policy 1.3.7	**Section**	**Policy**	**Applicable OCP Policies**
	Adopt Regional Context Statements that:		
	a)	support compact, mixed use, transit, walking, cycling and rolling-oriented communities	Policies throughout the Citywide OCP integrate complete communities (policy 3.7.7.2) that are connected by multi-modal transportation networks with underlying pedestrian and **micromobility** infrastructure (objective 3.7.1, 3.7.2, 3.7.3, 3.7.4).
	b)	locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit	Complete communities focused on transit-oriented cores (objective 3.1.1) are intended to support a variety of social infrastructure that is accessible and equitably accessed (policy 3.7.4.3).

			Local-serving retail (objective 3.6.8) and child care services (policy 3.9.6.1) are encouraged close to transit hubs to support community needs.
	c)	provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement	The City intends to create and uphold a network of people-friendly public spaces that contribute to a vibrant, permeable and interconnected public realm (objective 3.1.4). These spaces are encouraged in new and established neighbourhoods plans to provide cultural and gathering opportunities (policy 3.10.1.3), and to create connections to natural spaces (policy 3.5.1.6).
	d)	respond to health and climate change-related risks by providing equitable access to:	Parks, cultural and recreation facilities are to be sustainable functional and safe (objective 3.9.5).
	i)	recreation facilities	To meet the needs of residents, the City intends to strategically acquire and develop **community facilities** (objective 3.9.1) focused on sustainability and equitable access (objective 3.9.5).
	ii)	green spaces and public spaces (e.g., parks, trails, urban forests, public squares, etc.)	The environmental context of open spaces will impact design, location and layout of parks (policy 3.9.5.5). New parks are to be acquired based on strategies to enhance access (policy 3.9.1.2).
	iii)	safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	Comfortable, attractive and accessible environments are expected for active transportation infrastructure (policy 3.7.2.4), trails (3.9.5.11) and street design (policy 3.7.4.3).
	e)	support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	Urban agriculture is encouraged as part of overall food security (policy 3.4.3.2) and supported through community partnerships (policy 3.9.4.2) but is also expected to respond to Bear Smart and other wildlife-protective landscaping mitigations (policy 3.5.5.4).
	f)	consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	Mitigations from potentially negative impacts of new developments are intended to protect adjacent areas and neighbours to that development (policy 3.1.3.1).
	g)	provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	The City's OCP contains Development Permit Area guidelines (section 5.2). Design guidance is provided on: Universal design (policy 3.1.7.2), Crime Prevention Through Environmental Design (policy 3.9.5.12), inclusive open space design (policy 3.9.5.10) and diversity in cultural facilities (objective 3.10.3).
	h)	consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDAs, and other local centres	Development of cultural identity in the neighbourhoods of Coquitlam is intended through the recognition of multiple cultures (objective 3.10.1).

Strategy 1.4: Protect Rural lands from urban development			
	Section	**Policy**	**Applicable OCP Policies**
Policy 1.4.3	**Adopt Regional Context Statements that:**		
	a)	identify Rural lands and their boundaries on a map generally consistent with Map 2	The location of rural areas is shown on Schedule I-2 "Regional Growth Strategy Land Use Map". Rural Lands are predominantly located on the eastern slopes of Burke Mountain.
	b)	limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	All rural properties outside the **Urban Containment Boundary** are not eligible for municipal sewer services (policy 3.2.2.1).
	c)	specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	The limited available **density** for Rural Residential designated areas limits development potential (policy 3.2.2.2).
	d)	prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	Agricultural uses are supported in Agricultural designated areas (objective 3.2.1) and Rural designated areas (objective 3.2.2); there are also protections for agricultural soils in Commercial Recreation designated areas (policy 3.2.13.1).
	e)	support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	The City's commitment to develop and carry out a strategy for enhancing natural and **environmentally sensitive areas** (policy 3.5.1.1) includes protections through development processes (3.5.1.3) and municipal acquisition processes (policy 3.5.1.4).

Metro 2050 Goal 2: Support a Sustainable Economy

Describe how the OCP and other supporting plans and policies contribute to this Goal:

Coquitlam's OCP protects employment lands for economic activity, seeks to intensify and diversify activity in these lands, encourages office development within centres and creates a positive investment climate.

It recognizes and designates industrial land in Coquitlam, which is strategically located within the region and well connected to the regional transportation and goods-movement corridors. The City's urban structure of complete communities, enhanced by transit and improved pedestrian connectivity, supports businesses within centres and supports the RGS goal of supporting a sustainable economy.

Strategy 2.1 Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

	Section	Policy	Applicable OCP Policies
Policy 2.1.10	**Adopt Regional Context Statements that:**		
	a)	include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, FTDAs, Industrial lands, and Employment lands	Employment growth is to be supported by land use, infrastructure and amenities (objective 3.6.1). Higher-density commercial and mixed use land designations are applied in Urban Centres to focus commercial development (policy 3.1.1.4, 3.6.1.7). Office development is directed to centres (policy 3.6.1.4, objective 3.6.7) and is supported as part of an efficient use of industrial lands (policy 3.2.15.7, 3.6.1.3). Community and neighbourhood-scale retail and service facilities are directed to centres to support growth (objective 3.6.3).
	b)	support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in FTDAs through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives	**Density** incentives (policy 3.2.9.3) and prioritization of **employment-generating uses** for major projects are supported in urban centres (policy 3.6.1.1). High-intensity land uses in transit-serviced mixed-use cores support **employment-generating commercial uses**, like commercial and office space, including: Neighbourhood Centre, Transit Oriented Mixed-Use, City Centre and Business Enterprise designations (objectives 3.2.8, 3.2.9, 3.2.10, 3.2.13).
	c)	discourage the development and expansion of major commercial uses outside of Urban Centres and FTDAs and that discourage the development of institutional land uses outside of Urban Centres and FTDAs.	The focus of employment-generating commercial areas is within compatible urban centres (policy 3.6.1.5). Intensive, industrial and office uses are intended in Business Enterprise areas that are adjacent to urban centres (objective 3.2.13).

Strategy 2.2 Protect the supply and enhance the efficient use of industrial land			
	Section	**Policy Text**	**Applicable OCP Policies**
Policy 2.2.9	**Adopt Regional Context Statements that:**		
	a)	identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	The location of industrial areas is shown on Schedule I-2 "Regional Growth Strategy Land Use Map".
	b)	identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the regional growth strategy. Strata and/or small lot subdivisions on these lands should not be permitted	N/A Trade-Oriented Lands are not currently identified within the City's boundaries.
	c)	include policies for Industrial lands that:	
	i)	consistently define, support, and protect industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	All regionally designated Industrial lands are designated "Industrial" in the OCP (objective 3.2.14) and those uses are encouraged to be preserved and expanded upon (policy 3.6.1.3).
	ii)	support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	Commercial uses are encouraged to be accessory to industrial uses (policy 3.2.14.8). Accessory caretaker residential uses are further regulated through the *Zoning Bylaw* (Zoning Bylaw 3000, 1996 and amending Bylaws).
	iii)	exclude uses that are not consistent with the intent of Industrial lands and not supportive of industrial activities, such as medium and large format retail uses, residential uses, and stand-alone office uses, other than ancillary uses, where deemed necessary	In industrial areas, residential uses are not permitted (policy 3.2.15.1). **Local-serving commercial**, and standalone offices are encouraged to act as buffers to incompatible uses (policy 3.2.15.4). Major retail and office uses are directed to urban centres (policy 3.6.1.5).
	iv)	encourage improved utilization and increased intensification/densification of Industrial lands for industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	Intensification and better utilization of Industrial areas is encouraged to support industrial and employment uses (policy 3.2.14.6). The Business Enterprise designation is intended to provide even more intensified forms for **employment-generating uses** (objective 3.2.13).
	v)	review and update parking and loading requirements to reflect changes in industrial forms and activities, ensure better integration with the surrounding character, and reflect improvements to transit service, in an effort to avoid the over- supply of parking	Efficient and appropriate supply of parking and loading is required to meet the needs of intended uses and to limit impacts on the public realm (policy 3.7.5.2). Parking and Loading are further regulated through the Part 7 of the *Zoning Bylaw* (Zoning Bylaw 3000, 1996 and amending Bylaws).

	vi)	explore municipal industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Supporting an adequate supply of employment lands is part of Coquitlam's economic strategy (objective 3.6.1).
	vii)	provide infrastructure and services in support of existing and expanding industrial activities	The provision of sustainable infrastructure and services to support existing and emerging employment centres is reflected in the commitment of the City's Financial Plan (policy 3.6.1.2).
	viii)	support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented industrial uses	Supporting the efficient movement of goods includes support for the continued operation of rail lines and regional intermodal infrastructure (policy 3.6.1.6).
	ix)	consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between industrial and sensitive land uses, and to improve resilience to the impacts of climate change	Urban design guidelines have been developed and include how industrial uses respond to their development contexts (section 5.2).
	x)	do not permit strata and/or small lot sub-divisions on identified Trade-Oriented lands	N/A Trade-Oriented Lands are not currently identified within the City's boundaries.
	d)	include policies for Employment lands that:	
	i)	support a mix of industrial, small scale commercial and office, and other related employment uses, while maintaining support for the light industrial capacity of the area, including opportunities for the potential densification/intensification of industrial activities, where appropriate	The Business Enterprise designation is intended to accommodate a mix of light industrial, limited commercial and office uses (objective 3.2.13).
	ii)	allow large and medium format retail, where appropriate, provided that such development will not undermine the broad objectives of the regional growth strategy	A diversity of retail and commercial activity is to be cultivated (objective 3.6.3). The Business Enterprise designation encourages alternative land uses to large-format retail that are intended to generate more employment (policy 3.2.13.2).
	iii)	support the objective of concentrating larger-scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in FTDAs	Major developments, including major-trip-generating uses are encouraged to locate within urban centres (policy 3.1.1.3). Economic activity and development are to be compatible with the employment centre's contexts (policy 3.6.1.5).
	iv)	support higher density forms of commercial and light industrial development where Employment lands are located within Urban Centres or FTDAs, and permit employment and service activities consistent with the intent of Urban Centres or FTDAs, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	The City does not have any employment land designated areas located within an Urban Centre or FTDA.

	v)	do not permit residential uses, except for: • an accessory caretaker unit; or • limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or FTDAs, provided that the residential uses are located only on the upper floors of buildings with commercial and light industrial uses, where appropriate and subject to the consideration of municipal objectives and local context.	Industrial land uses are encouraged to be located in Employment Lands (policy 3.6.1.3). Residential development is not currently permitted in industrial land uses and their corresponding zones (policy 3.2.14.1).
	e)	include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	Coquitlam has developed a Community Greenhouse Gas Reduction Strategy, building on the City's existing Corporate Climate Action Plan (policy 3.4.2.1). Opportunities to reduce energy use and greenhouse gas emissions as a function of development are encouraged (policy 3.4.1.3).
	f)	include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the regional growth strategy (Table 5)	As part of Climate Change Resiliency, the risks to people, property and the environment are to be mitigated (objective 3.4.3). Associated risks from natural hazards are also to be addressed (objective 3.5.2).
Strategy 2.3 Protect the supply of agricultural land and strengthen agricultural viability			
Policy 2.3.12	**Section**	**Policy**	**Applicable OCP Policies**
	Adopt Regional Context Statements that:		
	a)	specify the Agricultural lands within their jurisdiction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	The location of agricultural areas is shown on Schedule I-2 "Regional Growth Strategy Land Use Map". Limited areas of Agricultural designations (objective 3.2.1) are present north of the DeBoville Slough and at the mouth of the Coquitlam River.
	b)	consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	Food security is encouraged through supportive policies and partnerships (policy 3.5.4.9).
	c)	include policies that protect the supply of agricultural land and strengthen agriculture viability including those that:	OCP amendments on agricultural land are restricted to allow long-term viability (3.2.1.1).
	i)	assign appropriate land use designations to protect agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen agricultural viability	Agriculture (objective 3.2.1) and Rural (objective 3.2.2) land use designations support agricultural activity.
	ii)	encourage the consolidation of small parcels and discourage the subdivision and fragmentation of agricultural land	Subdivision of agricultural land is limited to discourage fragmentation of otherwise viable sites (policy 3.2.1.2). Rural areas outside of the **Urban Containment Boundary** have limited subdivision potential as well (policy 3.2.2.1).

	iii)	support climate change adaptation including: • monitoring storm water, flooding, and sea level rise impacts on agricultural land, • implementing flood construction requirements for residential uses, and • maintaining and improving drainage and irrigation infrastructure that support agricultural production, where appropriate and in collabo- ration with other governments and agencies	The risks from natural hazards on sites are to be mitigated (objective 3.5.2) as well as resiliency impacts on sites from climate change (objective 3.4.1). Risks on floodplains discourage certain development types (policy 3.5.2.6) and require actions to maintain the City's drainage systems (policy 3.5.3.6). Flood construction levels are required to respond to sea level rise due to climate change (Zoning Bylaw Section 519).
	iv)	protect the integrity of agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	Development of properties adjacent to the Agricultural Land Reserve are evaluated for compatibility with agricultural lands (policy 3.2.1.3). The majority of agricultural designated lands are adjacent to parkland and **environmentally sensitive areas**, which buffers them from urban development (policy 3.1.5.2).
	v)	demonstrate support for economic development opportunities for agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary agricultural production as defined by the *Agricultural Land Commission Act*	The City will work to encourage continued farming of agricultural lands and oppose applications to remove lands from the ALR (policy 3.2.1.1).
	vi)	align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	The City imposes limits to non-agricultural uses (3.2.1.1) and creates protections on agricultural lands and adjacencies (policy 3.2.1.3).
Policy 2.3.13	**Section**	**Policy**	**Supplementary Information**
		In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of local agricultural products and experiences	The City encourages partnerships and collaboration to support multiple aspects that impact agricultural lands, including: environmental best practices (policy 3.5.6.1), economic collaboration with multiple agencies (policy 3.6.2.1) and efforts to promote Coquitlam's diversity and heritage (3.10.1.2).

Metro 2050 Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The environmental management and climate action policies in Coquitlam's OCP preserve natural areas for conservation and recreation, protect and enhance ecosystems and habitats, and manage land use and transportation to reduce greenhouse gas emissions. This supports the RGS goal of protecting the region's environment, addressing climate change and responding to natural hazards. The OCP and other strategic plans also support integrated watershed management planning and infrastructure investment towards urban centres, and seek to minimize risks from climate change and natural hazards.

Goal 3 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: • increase the area of lands protected for nature **from 40% to 50% of the region's land base by the year 2050**; and • increase the total regional tree canopy cover within the Urban Containment Boundary **from 32% to 40% by the year 2050.**	It is estimated that City policies will support protection of lands for approximately 55% of the City's Land Base. Ecological protections for both wildlife and landscape are upheld with multiple policies (section 3.5). Wildlife protection (objective 3.5.5), tree retention (policy 3.5.4.4) and expansion of the tree canopy (policy 3.5.4.5) are upheld in policy. Paths for municipal acquisition of lands (policy 3.5.1.4) and dedication through development (3.5.1.3) are strategies for these intents.	The City is developing an Urban Forest Management Strategy that seeks to enhance the City's urban forest and tree cover. A review of recent legislation is underway to consider opportunities for additional land dedication for conservation actions.
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the **regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030** and achieving a carbon neutral region by the year 2050;	The City aims to meet and exceed regional objectives and standards for Greenhouse Gas emissions (objective 3.4.2). Through the Climate Action Plan, the City will work towards new targets, including a 2030 GHG target of 45% below 2007 levels and Carbon Neutrality by 2050. (policy 3.4.2.1) Endeavours to lower emissions include policy towards modal shift (policy 3.4.2.4) and other transportation incentives to lower vehicle emissions (policy 3.4.2.5) as well as encouragement to lower industrial emissions (policy 3.4.2.6). Design controls for developments (policy 3.4.1.3) and Permit Areas (section 5.2) provide for design guidance intended to lower GHGs.	Coquitlam developed an Environmental Sustainability Plan in 2022, which updates previously adopted Community Greenhouse Gas Reduction Strategies.

		The City is also encouraging associated governments (policy 3.4.2.7) and providing advocacy (3.4.2.2) to expand and enhance measures and supports to reduce greenhouse gas emissions.	
Strategy 3.1: Protect and enhance Conservation and Recreation lands			
Policy 3.1.9	**Section**	**Policy**	**Applicable OCP Policies**
	Adopt Regional Context Statements that:		
	a)	identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2	The location of Conservation and Recreation designated areas is shown on Schedule I-2 "Regional Growth Strategy Land Use Map".
	b)	include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	Most ecologically important areas are covered by the Conservation and Recreation land use designation (objective 3.5.1), which generally translates to Park and Recreation (objective 3.2.16) with some Commercial Recreation sites included (objective 3.2.12)
	i)	drinking water supply areas	The City supports the provision of high-quality drinking water (policy 3.8.1.5) through a combination of City efforts and regional partnerships, and watershed management and protection (policy 3.8.4.1). The Coquitlam Lake watershed is well within areas defined as Conservation and Recreation.
	ii)	environmental conservation areas	**Environmentally Sensitive Areas** are protected to enhance their ecological features and function (policy 3.5.1.1). These areas are further expanded and protected through development processes (policy 3.5.1.3) and acquisition (policy 3.5.1.4).
	iii)	wildlife management areas and ecological reserves	Wildlife protections are intended to maintain a safe relationship for both humans and wildlife (objective 3.5.5).
	iv)	forests	The retention and enhancement of the City's forested character (policy 3.9.5.7) are encouraged in parks, protected areas and forested edges (policy 3.5.4.4).
	v)	wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	The enhancement and protection of watercourses and waterbodies can help sustain healthy fish, wildlife, plants and people (objective 3.5.3).
	vi)	riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams, and rivers)	The Riparian Areas are to be protected (policy 3.5.3.1). Regulations in the *Zoning Bylaw* require adequate setbacks and buffering of riparian areas adjacent to watercourses (Zoning Bylaw Section 523).
	vii)	ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	At-risk species require assessment of lands adjacent to habitat (policy 3.5.5.1). Human-wildlife conflicts (policy 3.5.5.2) and protective waste interactions (3.5.5.3) are similarly supported.

	viii)	uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including: o major parks and outdoor recreation areas; o education, research and training facilities, and associated uses that serve conservation and/or recreation users; o commercial uses, tourism activities, and public, cultural, or community amenities; o limited agricultural use, primarily soil-based; and o land management activities needed to minimize vulnerability / risk to climate change impacts	Uses within **Environmentally Sensitive Areas** are limited, with the intent that these lands remain generally in a natural state (objective 3.5.1). Site-specific policies are identified in Neighbourhood Implementation Plans help manage ecologically important areas including: protecting **environmentally sensitive areas**, preserving watercourses and their associated riparian areas, and improving biodiversity and habitat management.
	c)	Include policies that:	
	i)	protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	Conservation and Recreation areas within the **Urban Containment Boundary** are integrated with existing development. Requirements within the Development Permit Guidelines require adequate buffering, where appropriate (section 5.3). The Riparian Areas Regulations in the *Zoning Bylaw* require adequate setbacks and buffering of riparian areas adjacent to watercourses (*Zoning Bylaw* Section 523).
	ii)	encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation.	Conservation and Recreation lands are expanded through dedication (policy 3.5.1.3) and acquisition (policy 3.5.1.4). Restrictions to subdivision are further applied to Development Reserve designated lands (policy 3.2.17.2).

Strategy 3.2: Protect, enhance, restore and connect ecosystems

	Section	Policy Text	Applicable OCP Policies
Policy 3.2.7	**Adopt Regional Context Statements that:**		
	a)	identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1	*Ecosystem and canopy cover targets are identified in the Targets Section.*
	b)	refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:	
	i)	support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	Environmentally focused Development Permitting is required for: Watercourse Protection (section 5.3), Wildfire Hazard (section 5.4) and Unstable slopes (section 5.5). Acquisition of sites (policy 3.5.1.4) is also incentivized with strategies, like allowing **density** transfers within and between sites to help secure protected areas (policy 3.1.2.2-3.1.2.4).

	ii)	seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	Connect natural areas (policy 3.5.1.5). Collaboration with other partners and jurisdictions is encouraged to protect natural areas and wildlife (policy 3.5.6.3).
	iii)	discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	Connect existing natural areas (policy 3.5.1.5) and create strategies to limit and mitigate impacts from development (policy 3.5.1.8).
	iv)	indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements.	The interface between ecosystems and development will have mitigations and buffers (policy 3.1.5.3), with a specific physical barriers (policy 3.5.5.5) and planting (policy 3.5.4.1) used to protect natural spaces.
	c)	Include policies that:	
	i)	support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	Consideration of natural assets and systems is a key objective towards maintaining the integrity of Coquitlam's natural environment (objective 3.5.1).
	ii)	enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	The retention and expansion of forested character (policy 3.9.5.7) is upheld by tree canopy endeavours (policy 3.5.4.5). The City is developing an Urban Forest Management Strategy.
	iii)	reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	The control of invasive species is required through best practices (policy 3.5.4.7), re-establishment of native plants (policy 3.5.4.1) and retention of topsoil (policy 3.5.4.8).
	iv)	increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	Active transportation networks are expected to connect local and regional destinations (objective 3.7.1) which augment the Regional Green Infrastructure Network. Sustainable infrastructure improvements (objective 3.8.1) include natural landscaping and planting as comfort for users (policy 3.7.2.3) with further green connective spaces and crossings to facilitate the well-being of wildlife (policy 3.5.5.6).
	v)	support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives.	Stormwater management strategies and planning (policy 3.8.1.7) are part of landscape management (policy 3.5.4.6) and water conservation (policy 3.5.1.9) efforts.

Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality			
	Section	**Policy**	**Applicable OCP Policies**
Policy 3.3.7	**Adopt Regional Context Statements that:**		
	a)	identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	*Emissions targets are identified in the Targets Section.*
	b)	identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as:	The City is expanding and enhancing measures and supports to reduce greenhouse gas emissions (objective 3.4.2). Actions like a City Climate Action Plan (policy 3.4.2.1), the Environmental Sustainability Plan and the Strategic Energy Management Plan further direct greenhouse gas reduction strategies.
	i)	existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such as solar panels and geoexchange systems, and zero emission vehicle charging infrastructure	Code improvements are being upheld alongside other orders of government (policy 3.4.2.7) , and emissions-reducing and green building-oriented design guidelines (section 5.2) are upheld by the Climate Action Plan. Alternative energy supply (3.4.1.4) and carbon sequestration (policy 3.5.4.6) approaches are also considered. Best practices in building and landscape design are focused to increase efficiency and lower emissions (policy 3.4.1.3).
	ii)	community design, infrastructure, and programs that encourage transit, cycling, rolling and walking	The OCP encourages seamless integration of travel modes (policy 3.7.7.1) and efforts to lower emissions through modal shift (policy 3.4.2.4, 3.7.6.1) towards active transportation, **micromobility** and public transit. Distinct focus is placed on the design of people-friendly spaces (objective 3.1.4) and the human comfort of this infrastructure (policy 3.7.2.3).
	c)	focus infrastructure and amenity investments in Urban Centres and FTDAs, and at appropriate locations along Major Transit Growth Corridors	Major infrastructure and amenity investments are focused to support urban centres (policy 3.1.1.3) and the corridors between them (policy 3.7.3.2). Land use planning co-ordinates both physical infrastructure (policy 3.8.1.10) and co-located social amenities (policy 3.9.1.6) to meet needs of those neighbourhood centres.

Strategy 3.4 Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards			
Policy 3.4.5	**Section**	**Policy**	**Applicable OCP Policies**
	Adopt Regional Context Statements that:		
	a)	include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies	Climate change and natural hazards risk is managed through the location and design of new development (objective 3.5.2). Impacts from climate and heat such as wildfire responses (policy 3.5.2.9) increased flood risk (policy 3.5.2.6) and air quality impacts on vulnerable populations (policy 3.4.2.3) are considered. Reducing risks and impacts from climate change include actions towards resilience as part of the Climate Action Plan (policy 3.4.2.1).
	b)	include policies that discourage new development in current and future hazardous areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	The City aims to mitigate the risk to people and developments from natural hazards (objective 3.5.2). Environmental Development Permit Areas regulate development hazards associated with climate change, including Watercourse Protection (section 5.3), Wildfire Hazard (section 5.4) and Unstable Slopes (section 5.5).
Policy 3.4.6	**Section**	**Policy**	
		Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services.	The City encourages development to be designed to mitigate risks to ensure long-term settlement (policy 3.5.1.8). Prevention of damage to properties and the urban infrastructure requires assessment and maintenance (policy 3.5.2.10).
Policy 3.4.7	**Section**	**Policy**	
		Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies.	New developments will be encouraged to have designs respond and adapt to climate change and its impacts (policy 3.4.1.3). Emergency management and evacuation planning are required in development and neighbourhood planning processes (policy 3.4.3.1).
Policy 3.4.8	**Section**	**Policy**	
		Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles.	Development Permit Areas have requirements to help regulate development impacts associated with natural hazards, including Watercourse Protection (section 5.3), Wildfire Hazard (section 5.4) and Unstable Slopes (section 5.5). Similar direction is given by the Climate Adaptation Strategic Plan.

Metro 2050 Goal 4: Provide Diverse and Affordable Housing Choices

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The City's OCP and other strategies include policies that support the provision of diverse and affordable housing choices. The City has been a leader in enabling housing choice for many years through a variety of policies and incentives. The City's Housing Needs Report defines the City's housing needs along with the Provincial Housing Target Order.

Goal 4 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how, within the local context, contribute toward the regional target of having **at least 15% of newly completed housing units built within all Urban Centres and FTDAs combined, to the year 2050, be affordable rental housing units** (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	The City is continually working towards addressing its future housing demand needs (section 3.3). Housing is encouraged to be in proximity to transit, **micromobility** and transit infrastructure (policy 3.3.1.8). The City supports providing and retaining rental housing, including affordable housing (objective 3.3.2). **Purpose-built rental housing** and affordable rental housing are incentivized in medium- and high-density areas close to transit (policy 3.3.2.8).	Target data will be associated with the Housing Needs Report and the Housing Target Order. Coquitlam continues to encourage the provision and retention of rental and affordable housing. The City is updating its Rental Incentives Program as a Housing Accelerator Fund initiative and in light of updated provincial legislation on development financing tools.

Strategy 4.1 Expand the supply and diversity of housing to meet a variety of needs

	Section	Policy	Applicable OCP Policies
Policy 4.1.8	**Adopt Regional Context Statements that:**		
	a)	indicate how you will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment	The promotion of diversity in housing is based on the Housing Needs Report (objective 3.3.1). Actions are based on a wide range of data to understand and assess those local housing needs (policy 3.3.1.1).
	b)	articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options	A wide range of housing types, unit sizes and tenures to meet the needs of households of varying ages, incomes, abilities and size are being encouraged as the City responds to Coquitlam's Housing Needs Report (policy 3.3.1.2).
	c)	identify policies and actions that contribute to the following outcomes	Affordable and **special needs housing** is similarly encouraged to be provided through regulations, incentives and partnerships (policy 3.3.1.3).
	i)	increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	The City supports provision and retention of rental housing, including affordable and **special needs housing** (objective 3.3.2). Affordable living is Objective 2 of the City's Housing Affordability Strategy.
	ii)	increased supply of family-friendly, age-friendly, and accessible housing	Multiple building types and forms of family friendly (policy 3.3.1.7), seniors (policy 3.3.1.6), andaccessible and adaptable (policy 3.3.1.4) housing are encouraged. This diversity in housing is Objective 1 of the City's Housing Affordability Strategy.

			The City is working on a Housing Mix Policy, which will meet this policy.
	iii)	increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing	Encouragement of a variety of models of housing tenure is part of the commitment to providing a range of housing (policy 3.3.1.2) (HAS 1.2.5).
	iv)	increased density and supply of diverse ground-oriented and infill housing forms in low density neighbourhoods, such as duplex, four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit	The growth areas of the City include infill and ground-oriented units. These areas are focused around transit stations and neighbourhood centres (policy 3.1.1.3). The Small-Scale Residential designation (objective 3.2.4) encourages infill housing forms of many types and forms (policy 3.2.4.4).
	v)	integration of land use and transportation planning such that households can reduce their combined housing and transportation costs	Proximity of transportation infrastructure to housing is encouraged (policy 3.3.1.8). Efficient integration of land use and transportation policy (policy 3.7.7.2) combined with reduced provision of off- street parking also has the potential to reduce housing construction costs (policy 3.7.5.2).
	vi)	increased social connectedness in multi-unit housing	The provision of amenities in **multi-unit residential** development serves opportunities for social connection for residents and families (policy 3.3.1.7).
	vii)	integrated housing within neighbourhood contexts and high quality urban design	Urban design guidelines are included in Development Permit Areas for multi-family and infill housing (section 5.2).
	viii)	existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards	Energy efficient and reduced-emission building practices (policy 3.4.1.3) that create built form that is resilient to the impacts of climate change and natural hazards (objective 3.5.2) are supported.
Policy 4.1.9	**Section**	**Policy**	**Supplementary Information**
	Prepare and implement housing strategies or action plans that:		
	a)	are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	Housing Needs Report is to be reviewed every five years. (objective 3.3.1). This OCP update is oriented to reflect the most recent Housing Needs Report.
	b)	are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	Data collection and reporting regarding housing contexts and needs are based on a wide range of sources (policy 3.3.1.1).
	c)	identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups	Housing priorities are identified through data collection and analysis through the Housing Needs Report (policy 3.3.1.1).
	d)	identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	Multiple types, tenures and forms of housing are identified to be implemented based on housing needs (objective 3.3.1).

Strategy 4.2 Protect tenants and expand, retain, and renew rental housing supply			
	Section	**Policy**	**Applicable OCP Policies**
Policy 4.2.7	**Adopt Regional Context Statements that:**		
	a)	indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and FTDAs combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	*Housing targets are identified in the Targets Section.*
	b)	articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and FTDAs	Tenant protection and assistance for eligible tenants are required above the Residential Tenancy Act (policy 3.3.2.3) (HAS Action 1.4.1). The City has a goal of zero net loss of rental units associated with redevelopment (policy 3.3.2.2).
	c)	identify the use of regulatory tools that protect and preserve rental housing	Retention and replacement of redeveloped rental housing (HAS policy 1.5.1-1.5.5) are encouraged though development incentives (policy 3.3.2.8) and through the Affordable Housing Reserve Fund (policy 3.3.2.7). Strata conversions are limited on existing rental housing (3.3.2.5). The City is updating its Rental Incentives Program as a Housing Accelerator Fund initiative and in light of updated provincial legislation on development financing tools.(policy 3.1.2.2)
	d)	identify policies and actions that contribute to the following outcomes:	
	i)	increased supply of affordable rental housing in proximity to transit and on publicly-owned land	Rental housing is considered on City-owned lands (policy 3.3.2.9) and in proximity to transit infrastructure (policy 3.3.1.8).
	ii)	increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss	Housing partners (policy 3.3.2.4) and unit replacement incentives (3.3.2.6) allow collaboration to retain, renew and expand housing opportunities.
	iii)	protection and renewal of existing non-market rental housing	Strata conversions are limited on existing rental housing (3.3.2.5) and incentives are present to retain and expand **non-market housing** through redevelopment (policy 3.3.2.8).
	iv)	mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	Tenant protection and assistance for eligible tenants are required above the Residential Tenancy Act (policy 3.3.2.3).
	v)	reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	Energy-efficient and reduced-emission construction is encouraged for new multi-family residential construction (policy 3.4.1.3).

	Section	Policy	Supplementary Information
Policy 4.2.8	**Prepare and implement housing strategies or action plans that:**		
	a)	encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	Replacement of rental units is encouraged (policy 3.3.2.6). Specific housing agreements are included through redevelopment to protect and secure market, **below-market and non-market rental housing** (policy 3.3.2.1).
	b)	encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	Developers are required to assist eligible tenants displaced by redevelopment of **purpose-built rental** developments (policy 3.3.2.3)
	c)	cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	Housing partnerships with other orders of government are encouraged (policy 3.3.2.4).

Strategy 4.3 Meet the housing needs of lower income households and populations experiencing or at risk of homelessness

	Section	Policy	Applicable OCP Policies
Policy 4.3.7	**Adopt Regional Context Statements that:**		
	a)	indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	The City facilitates the development of affordable housing options with on-site supports, shelters and services for people experiencing or transitioning out of homelessness (objective 3.3.3). Development incentives, regulations and other tools are considered (policy 3.3.2.8). The City provides Affordable Housing Reserve Fund grants to partners. (HAS 1.3.4, 3.1.6)
	b)	identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations experiencing or at risk of homelessness	Partnerships are encouraged between governments and non-profit groups to support and provide affordable and supportive housing, shelters and services (policy 3.3.3.2).

	Section	Policy	Supplementary Information
Policy 4.3.8	**Prepare and implement housing strategies or action plans that**		
	a)	identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	Relationship building to secure housing needs is important for the provision of both affordable housing (policy 3.3.1.3) and supportive low-income housing (policy 3.3.3.2).
	b)	identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development	Relationship building with residential and business communities is also important to successful provision of housing options (policy 3.3.3.3).
	c)	are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness	Alignment of planning bodies associated with the provision of affordable and supportive housing will help support more effective planning to meet community needs (policy 3.3.3.1).

Metro 2050 Goal 5: Support Sustainable Transportation Choices

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The OCP supports this RGS goal by fostering co-ordinated land use and transportation planning to provide improved transportation choice and enable a mode shift to sustainable options, and providing for safe and efficient goods and vehicle movement. The OCP's network of complete communities, centred along the SkyTrain line and major transit routes, provides for a connected urban form that supports walkable communities, and encourages cycling and transit use. The City promotes walking, cycling, public transit use, goods movement and carpooling rather than relying solely on private vehicle use.

Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking

	Section	Policy	Applicable OCP Policies
Policy 5.1.14	**Adopt Regional Context Statements that:**		
	a)	identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling	Sustainable transportation options are to be integrated within the city and its structure with an intent to shift modes and reduce automobile trips (objective 3.7.6, 3.7.7 and policy 3.4.2.4).
	b)	support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services	The implementation of transportation demand management (TDM) strategies is required to encourage active transportation (objective 3.7.6.1 and policy 3.7.2.3, 3.7.3.1, 3.7.5.1). TDM strategies are required as part of the application process for developments in Transit-Oriented Areas.
	c)	manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	The integration of multi-modal transportation infrastructure between local and regional networks is encouraged (objective 3.7.1, 3.7.2, 3.7.3, 3.7.4 and policy 3.7.7.1).
	d)	support the transition to zero-emission vehicles	The use of zero emission vehicles is supported and incentivized (policy 3.4.2.5). The City's Green Fleet Strategic Plan intends to reduce emissions and electrify City vehicles.
	e)	support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10	Regional connections and partnerships are encouraged (policy 3.7.1.4) to create seamless links to destinations (policy 3.9.1.8, 3.9.5.11).
	f)	support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	The City requires an active transportation and **micromobility** network that connects to and through Neighbourhood Centres and other destinations (objective 3.7.1, 3.7.2).

Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services			
	Section	**Policy**	**Applicable OCP Policies**
Policy 5.2.6	**Adopt Regional Context Statements that:**		
	a)	identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; FTDAs; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	Regional connections and partnerships to enhance the Major Road Network for people and goods movement are encouraged (policy 3.7.4.8). Key goods movement routes are also shown on Schedule I-3 "Regional Goods Movement Routes".
	b)	identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	Safe goods movement is prioritized through improved infrastructure (policy 3.6.1.6), partnerships (policy 3.7.4.8), and land use (policy 3.5.2.4). Neighbourhood plans also identify specific infrastructure that supports goods movement in Coquitlam.
	c)	support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	A clear hierarchy of transportation and goods movement routes (3.7.4.2), as well as transit priority measures (policy 3.7.3.1), uphold regional transportation system management and partnerships (policy 3.7.4.8).
	d)	identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	The protection and enhancement of intermodal and goods-movement facilities (policy 3.7.4.8) are supported through site and road dedications that ensure effective transportation networks and infrastructure (policy, 3.7.4.7).
	e)	identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	Mitigations from infrastructure (policy 3.4.2.3) and development (policy 3.1.3.1) are to be mitigated and buffered (policy 3.1.5.3) to protect vulnerable populations.
	f)	identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution centres, and mitigate any negative impacts of these uses on neighbourhoods	Logistics and commercial distribution uses are supported in the Business Enterprise (objective 3.2.13) and Industrial (objective 3.2.14) land use designations. Zero-emission charging is facilitated in new and City development (policy 3.4.2.5).

TABLE 1 Regional Growth Strategy Projection Estimates

	2021	2024	2031	2041	2051
Population	148,625	Med: 174,248 Low: 174,248 High: 174,248	Med: 189,791 Low: 187,855 High: 191,288	Med: 214,474 Low: 206,037 High: 221,192	Med: 241,298 Low: 223,866 High: 255,981
Dwelling Units	58,683	N/A	Med: 74,262 Low: 73,801 High: 74,654	Med: 88,312 Low: 85,821 High: 90,224	Med: 100,339 Low: 94,266 High: 105,230
Employment	55,920	N/A	Med: 70,180 Low: 69,780 High: 70,540	Med: 82,890 Low: 80,410 High: 84,800	Med: 92,930 Low: 86,770 High: 97,870

TABLE 2 Urban Centres

2a Population

Population – Medium Growth	Target 2024		Target 2031		Target 2041		Target 2051	
	#	%	#	%	#	%	#	%
Coquitlam Total	*174,248*	*100*	*189,791*	*100*	*214,474*	*100*	*241,298*	*100*
Total Centres (UC)	45,100	25.9%	62,650	33.0%	83,500	38.9%	106,400	44.1%
Regional City Centre UC	21,000	12.1%	30,500	16.1%	40,000	18.7%	49,000	20.3%
Lougheed UC	10,100	5.8%	13,250	7.0%	17,500	8.2%	23,500	9.7%
Burquitlam FTDA	14,000	8.0%	18,900	10.0%	26,000	12.1%	33,900	14.0%
All Other Areas	129,148	74.1%	127,141	67.0%	130,974	61.1%	134,898	55.9%

2b Dwellings

Dwelling Units – Medium Growth	Target 2024		Target 2031		Target 2041		Target 2051	
	#	%	#	%	#	%	#	%
Coquitlam Total	*61,000*	*100*	*72,780*	*100*	*86,990*	*100*	*99,230*	*100*
Total Centres (UC)	18,700	30.7%	25,700	35.3%	37,000	42.5%	48,500	48.9%
Regional City Centre UC	8,500	13.9%	11,500	15.8%	17,000	19.5%	22,500	22.7%
Lougheed UC	4,200	6.9%	6,000	8.2%	8,000	9.2%	10,500	10.6%
Burquitlam FTDA	6,000	9.8%	8,200	11.3%	12,000	13.8%	15,500	15.6%
All Other Areas	42,300	69.3%	47,080	64.7%	49,990	57.5%	50,730	51.1%

2c Employment

Employment – Medium Growth	Target 2024		Target 2030		Target 2040		Target 2050	
	#	%	#	%	#	%	#	%
Coquitlam Total	*60,600*	*100*	*70,180*	*100*	*82,890*	*100*	*92,930*	*100*
Total Centres (UC)	24,200	40%	27,800	40%	34,100	41%	38,000	40.9%
Regional City Centre UC	17,000	28%	19,100	27%	23,000	28%	25,000	26.9%
Lougheed UC	4,000	7%	5,000	7%	6,300	8%	7,000	7.5%
Burquitlam FTDA	3,200	5%	3,700	5%	4,800	6%	6,000	6.5%
All Other Areas	36,400	60%	42,380	60.4%	48,790	58.9%	54,930	59.1%

Table 1 & 2 Notes:

Due to differences in definitions, data sources, methodologies, reporting intervals and rounding, these projections may not align with Transit-Oriented Areas (TOA) policy work underway, Housing Target Orders or Housing Needs Reporting.

Notes provided by Metro Vancouver with its Population Projections data:

1. *Metro Vancouver Regional Planning prepared population estimates for 2024 and projections for the years 2025 and beyond in July 2025, as well as backcast 2022 and 2023 estimates using the previous 2021 baseline (from the 2024 Update).*
2. *Projections are provided as reference to member jurisdictions and regional agencies, and do not represent specific growth targets for the region or respective municipalities.*
3. *Projected growth represent three scenarios: medium-growth (MG), high-growth (HG), and low-growth (LG). As the projection period extends, the level of uncertainty increases, resulting in a broader range of projections.*
    - *MG scenario represents a base or reference scenario of projections.*
    - *HG and LG scenarios are developed by modifying assumptions related to immigration and fertility rates.*
    - *Regional Planning team recommends using HG scenario for utility planning purposes.*
    - *LG scenario is developed to account for uncertainties related to Federal and Provincial policies.*
4. *Municipal totals, with the exception of Tsawwassen First Nation (TFN), include the estimates of Indian Reserves located within the respective municipal boundaries.*
5. *Because the population projection model does not apply land use or housing information as inputs, there is no direct linkage between projected population and targeted housing units. Additionally, some of the potential population growth triggered by those housing initiatives could already be accounted for in the updated scenarios.*

Population:

1. 2024, 2031, 2041 and 2051 Population Projections use content from Metro Vancouver's Update to the Regional Planning Committee dated Sept. 10, 2025. This reflects the impact of recent federal policy changes affecting immigration and non-permanent residents. Accessed from: metrovancouver.org/boards/RegionalPlanning/RPL-2025-09-11-OT.pdf#search=population%20projections

Dwelling Units:

1. 2031, 2041, 2051 numbers use Medium Growth Scenario Dwelling Unit Projections from Metro Vancouver's August 2024 Update. Accessed from: https://metrovancouver.org/services/regional-planning/Documents/metro-vancouver-growth-projections-2024-update.pdf

Employment:

1. 2030, 2040 and 2050 numbers use Medium Growth Scenario Employment Projections from Metro Vancouver's August 2024 Update reported as 2031, 2041 and 2051 for convenience. Accessed from: https://metrovancouver.org/services/regional-planning/Documents/metro-vancouver-growth-projections-2024-update.pdf

References:

Metro 2050 Regional Context Statements Implementation Guideline: May 2025. Metro Vancouver. Accessed from: https://metrovancouver.org/services/regional-planning/Documents/metro-2050-implementation-guideline-regional-context-statements.pdf

Schedule I-2: Regional Growth Strategy Land Use Map



Legend

- City Boundary
- Water Bodies
- Urban Containment Boundary
- Urban Core
- Frequent Transit Development Area

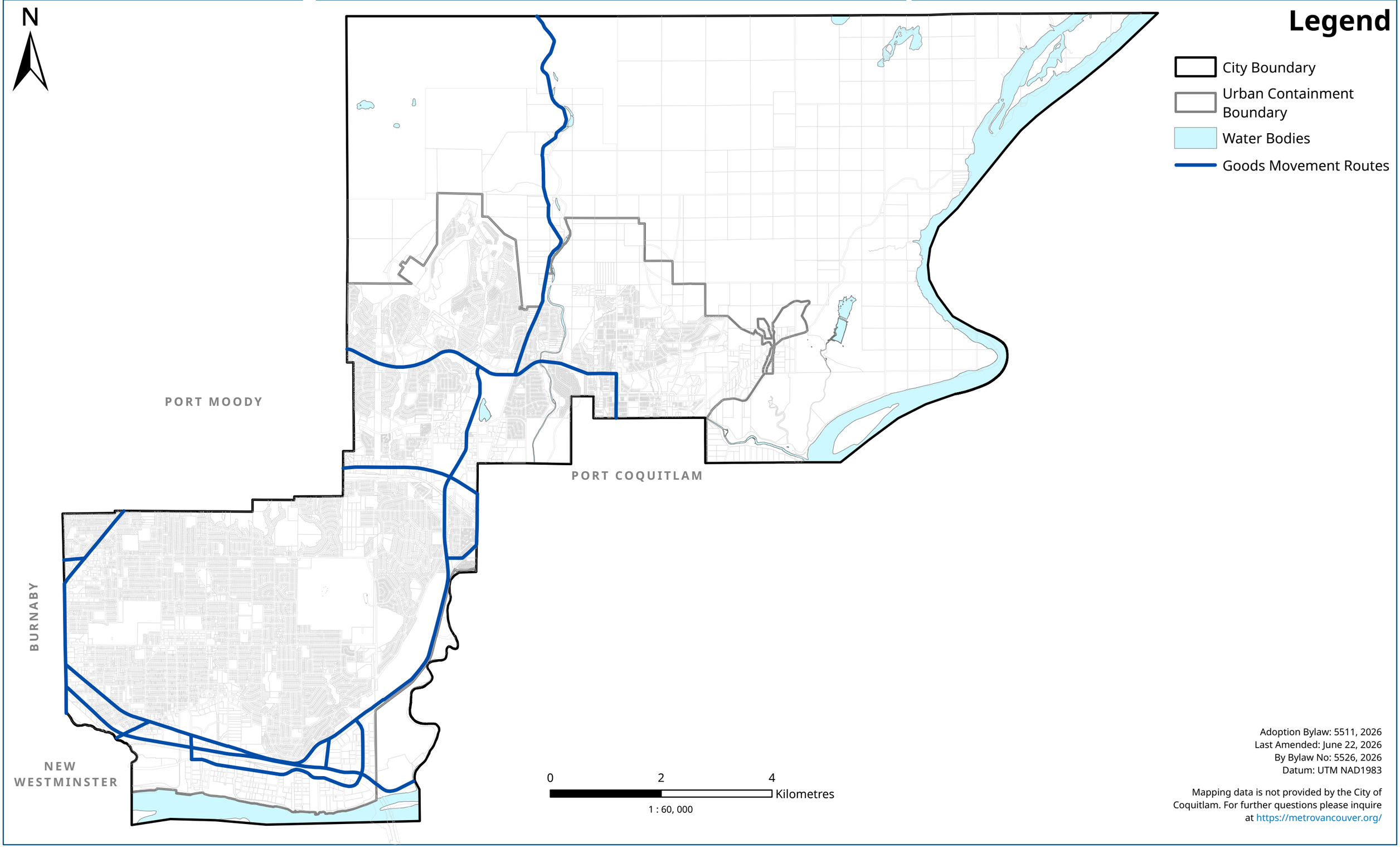
Land Use Designations (Metro Vancouver)

- Urban
- Industrial
- Mixed Employment
- Conservation Recreation
- Rural
- Agriculture

Adoption Bylaw: 5511, 2026
Last Amended: June 22, 2026
By Bylaw No: 5526, 2026
Datum: UTM NAD1983

Mapping data is not provided by the City of Coquitlam. For further questions please inquire at https://metrovancouver.org/

Schedule I-3: Regional Goods Movement Route Map



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Last Amended: June 22, 2026
By Bylaw No: 5526, 2026
Datum: UTM NAD1983

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