

May 5, 2026

## Notice of Section 475 Consultation – Amendment to the Official Community Plan Bylaw (OCP) for Properties in High-Density Areas

Notice is hereby given that the City of Coquitlam is proposing to amend the Official Community Plan (OCP) for properties designated *High-Density Residential* and located within Tier 1 of a provincially designated Transit-Oriented Area (within ~200m of a SkyTrain Station). The proposed amendment would change the land use designation from *High-Density Residential* to *Transit-Oriented Mixed-Use* for the subject properties shown on the attached maps. This proposed change is intended to support the creation of more commercial space (to offer better access to daily services and needs) near transit over time, along with more housing choices. This change would support the City's *Economic Development Strategy Implementation Plan* and enhance livability of the City's downtown and transit station areas.

**This change does not impact existing buildings or change existing zoning.** The proposed change would only affect properties **IF** they choose to redevelop in the future. More information can be found at: [LetsTalkCoquitlam.ca/HighDensity](https://LetsTalkCoquitlam.ca/HighDensity).

### What is the difference between the *High-Density Residential* and *Transit-Oriented Mixed-Use* land use designations?

The main difference is the minimum requirement to provide commercial uses in the *Transit-Oriented Mixed-Use* designation, should a property choose to undergo development.

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|------------------------------------|--|
| <i>High-Density Residential:</i>   | Enables high-density, multi-unit residential apartment buildings near frequent transit services and community facilities. Local-serving commercial uses are supported. |
| <i>Transit-Oriented Mixed-Use:</i> | Enables high-density mixed-use development, near frequent transit services. Accommodates residential, commercial, civic and community facilities uses.                 |

In accordance with provisions of the *Local Government Act*, Council must provide one or more opportunities, in addition to a Public Hearing, to consult with persons, organizations and authorities that it considers will be affected by the application. As such, the public is invited to provide input as part of this process.

#### How do I find out more information?

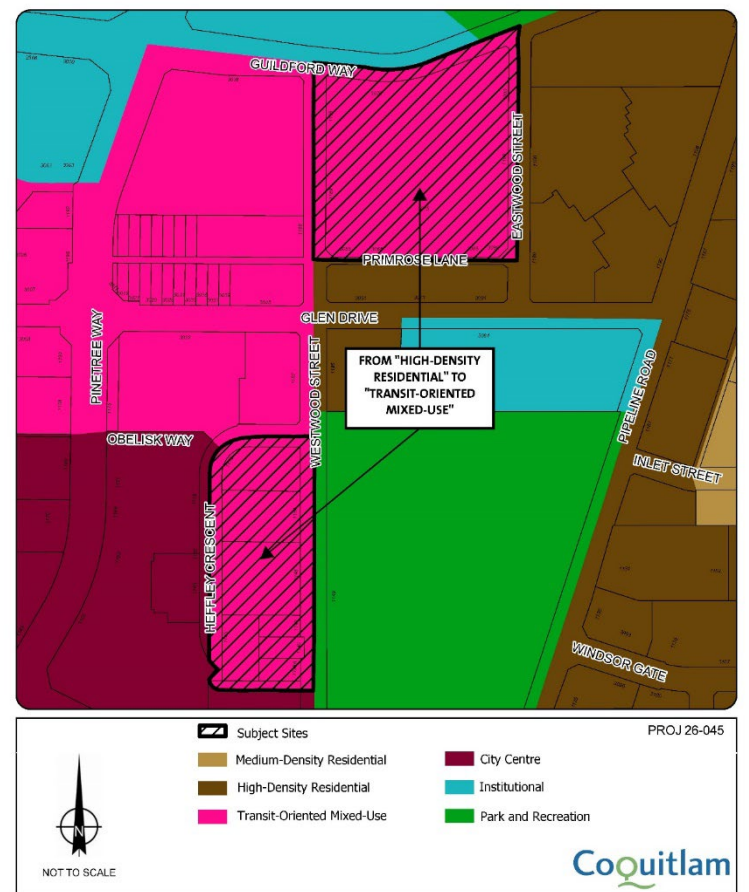
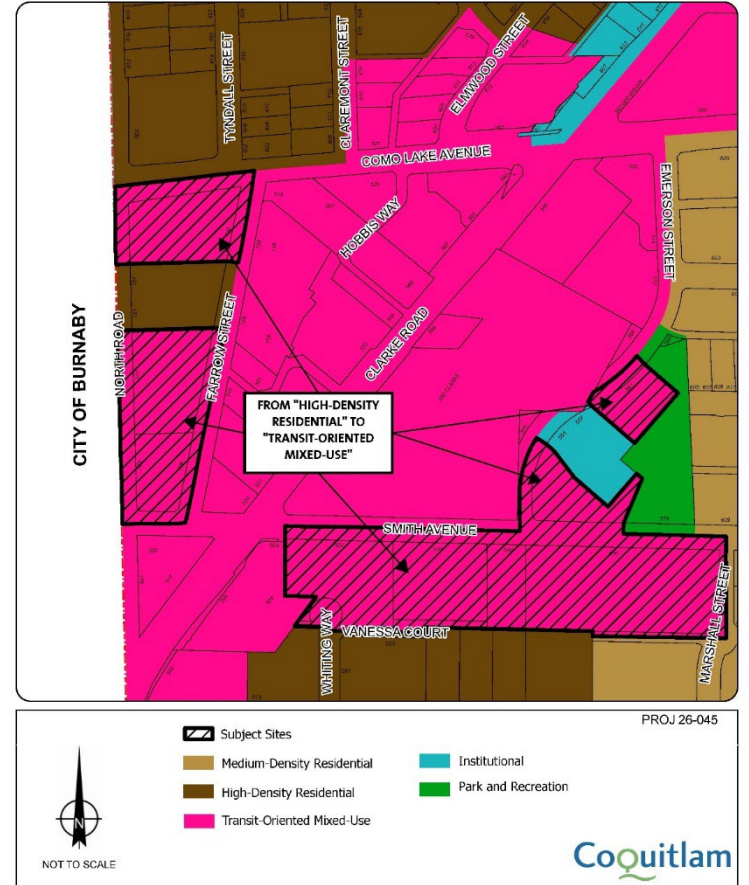
To obtain more information on this application, you may:

- Call the Project Team at 604-927-3700;
- Email the Project Team at [housingchanges@coquitlam.ca](mailto:housingchanges@coquitlam.ca); or
- Visit the Planning and Development Department at 3000 Guildford Way, Coquitlam, BC, between May 5 and May 20, 2026 during the hours of 8:00 a.m. to 5:00 p.m. from Monday to Friday excluding statutory holidays.

#### How do I provide input?

If you would like to provide written input, please submit your comments to the attention of the Legislative Services Division **by 5:00 p.m. on May 20, 2026** in one of the following ways:

- Email: [clerks@coquitlam.ca](mailto:clerks@coquitlam.ca) with "**Section 475 – High-Density Areas**" in the subject line; or
- Regular mail or in-person: Legislative Services Division, 2<sup>nd</sup> Floor, 3000 Guildford Way, Coquitlam, BC, V3B 7N2.



Submissions provided, including names and city of residence, will become part of the public record and may be published on the City's website as part of a future agenda package at [www.coquitlam.ca](http://www.coquitlam.ca).

Any questions regarding the Public Notice process can be directed to the Legislative Services Division at [clerks@coquitlam.ca](mailto:clerks@coquitlam.ca) or 604-927-3010.

Jennifer Mills  
Deputy Corporate Officer