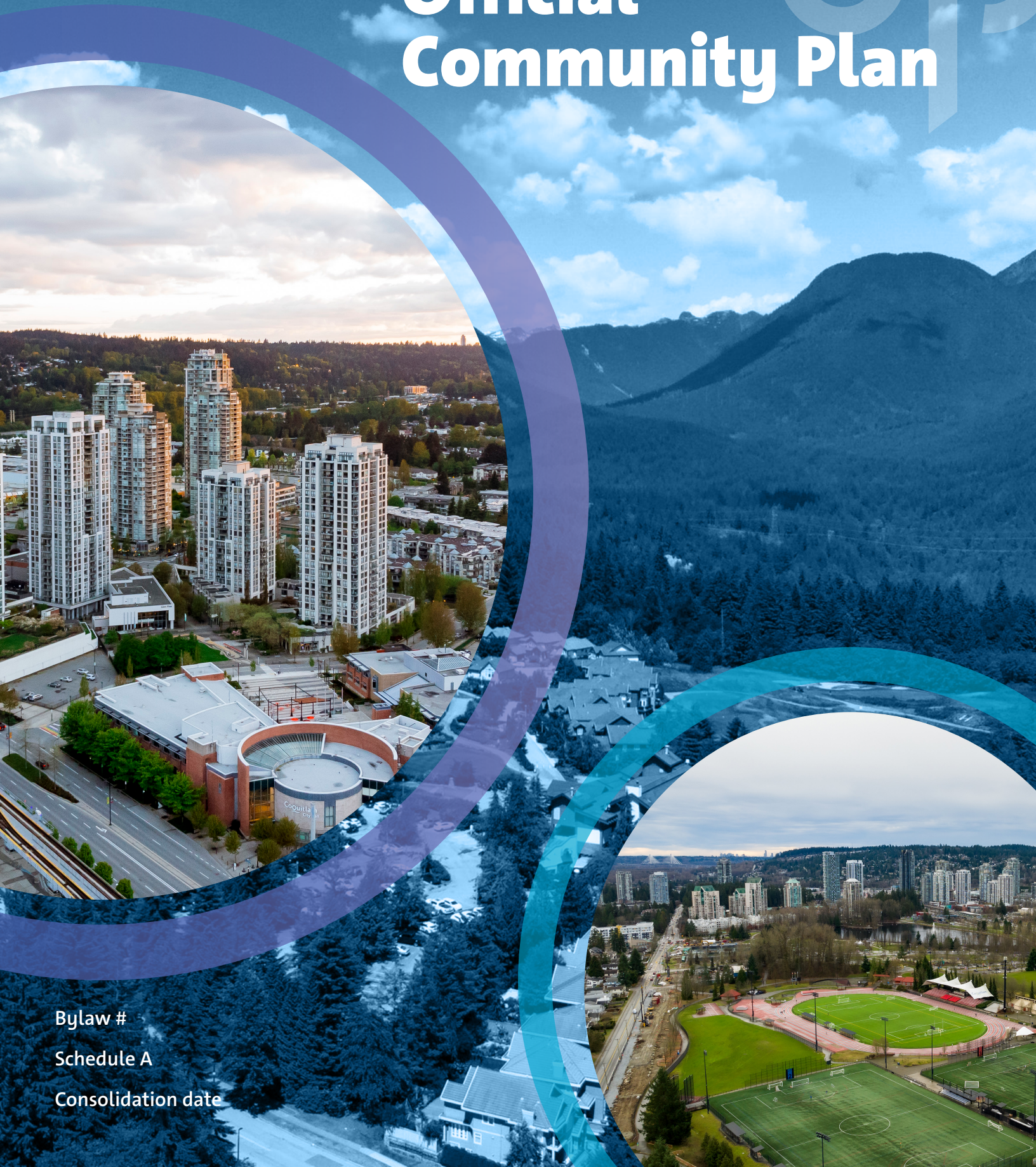


Coquitlam

DRAFT Interim Official Community Plan



Bylaw #

Schedule A

Consolidation date

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How to Use the OCP

The OCP provides a community vision and high-level guidance for municipal decision-making, and keeps the community informed and involved with how the City will be shaped over time. This document is organized so that policy direction on various aspects of City growth and development can be quickly and easily found. The OCP bylaw is organized as follows:

Schedule A: Official Community Plan

- Introduction – What the OCP is and how it works
- Context – Legal, regional and local considerations, including population and housing projections
- Vision – The community's long-term vision and goals
- Policy Themes – Grouped by key themes, policies to guide decision-making on growth and development.
- Development Permit Areas – Permit requirements to achieve specific development objectives
- Actions – Short- and long-term actions to implement the OCP, including neighbourhood plans and master development plans
- Glossary – Definitions of key terms

Schedule B: Land Use Maps

Schedule C: Environmentally Sensitive Area Maps

Schedule D: Infrastructure & Utilities Maps

Schedule E: Parks & Facilities Maps

Schedule F: Resource Extractions Areas

Schedule G: Development Permit Areas

Schedule H: Development Permit Area Guidelines

Schedule I: Regional Growth Strategy Supporting Policies and Maps

Schedule J: Neighbourhood Plans

Working Towards the Community Vision

The policies in this document are structured to show how each policy is helping to achieve the community vision and accompanying goals. Section 4 Policy Themes is organized by theme, followed by objectives that are intended to meet the communities' goals (indicated by highlighted goal icons) with supporting policies to guide decision-making to achieve the objective.

The policy is written in a standardized format with specific action verbs to provide clarity of intent, priority, and ease-of-use, as follows:

Action Verb		Policy Intent
Require	Expresses a compulsory obligation	Policy must be followed
Encourage	Provides direction for what is expected	Policy should be followed
Consider	Identifies what may be suitable	Policy should be considered

Land Use Designations and Glossary

Reference to specific land use designations in this document are capitalized (e.g., Small-Scale Residential or Neighbourhood Centre). Words that are defined in the glossary are in a bold typeface.

Detailed Planning Work

Growth and development, including rezonings, in the city must be consistent with all applicable OCP policies. OCP policies are implemented for site-level development planning through a number of policy and regulatory documents, namely:

- Neighbourhood plans – Provides more detailed land use policy direction at a neighbourhood-scale.
- Master development plans – Provides site-specific development direction, including phasing, for larger sites.
- *Zoning Bylaw* - Regulates land use and development at the parcel-level, including permitted land uses, densities, siting, etc.
- *Subdivision and Development Servicing Bylaw* – Regulates provision of infrastructure and servicing at time of development.

1 Introduction

Land Acknowledgement

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

1.1 Purpose

Coquitlam’s Official Community Plan (OCP) is a community vision and strategic framework to guide decision-making for growth and development, including short- and long-term investment, over the coming decades. The OCP addresses wide-ranging community issues and sets city building priorities for the City as a whole. This document is a powerful tool to help realize the community’s long-term vision through co-ordinated policies, actions and development guidelines.

1.2 Policy Framework

The OCP is founded on the community’s long-term vision and goals. OCP policies and actions help shape other key City plans and strategies, which work together to achieve the community’s vision. OCP implementation is guided by the City’s *Strategic Plan*, which helps to identify key priorities for City efforts and resources in the short-term.

As Coquitlam’s key city building policy document, the OCP creation and amendment process involves engagement that includes the entire community as well as affected residents, businesses, partner agencies and other orders of government. Consequently, the OCP is not intended to be amended frequently; rather, it serves as a high-level vision document that guides decision-making for city, neighbourhood and site level planning, and other plans, strategies and bylaws.

In accordance with the *Local Government Act*, the OCP must be reviewed every five years. These reviews must include public engagement and respond to emerging issues (such as changes in housing needs).

Recent legislative changes have changed the development process. Public hearings are no longer required for residential or mixed-residential projects that are consistent with the OCP. Public engagement is expected earlier in the process when OCPs are updated. This engagement is intended to allow for more meaningful engagement opportunities for a greater number of community members to participate.

Public hearings are required whenever updates or new OCP is undertaken, as well as for rezonings that are not consistent with the OCP.

2 Context

2.1 Legal Framework

An OCP is required for all municipalities in the province of BC to ensure responsible growth and development. The *Local Government Act* sets out the legal framework for OCPs, including requirements for content and public consultation. The Act also requires that all City bylaws and works must be consistent with the OCP. Council decisions must also be consistent with the OCP however council is not obligated to carry out specific policies or actions identified in the OCP. Where inconsistencies or desired changes in policy direction occur, an OCP amendment process must be undertaken.

The OCP must be consistent with the regional growth strategy, which is required to ensure efficient use of resources and services in the greater region. The intent is that the OCP works toward the shared purpose and goals of the regional growth strategy (see Section 2.2.1).

2.2 Regional Context

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

2.2.1 Regional Context Statement

The Metro Vancouver regional growth strategy, *Metro 2050*, identifies five goals for the future vision of the region:

- 1) create a compact urban area,
- 2) support a sustainable economy,
- 3) protect the environment, address climate change and respond to natural hazards,
- 4) provide diverse and affordable housing choices, and
- 5) support sustainable transportation choices.

Details on the alignment of the OCP with the regional growth strategy are found in Schedule I.

2.3 City of Coquitlam

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

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

The young municipality got its first boost in the dying years of the 19th century when Frank Ross and James McLaren opened Fraser Mills, a \$350,000, then state-of-the-art lumber mill on the north bank of the Fraser River. By 1908, a mill town of 20 houses, a store, post office, hospital, office block, barber shop and pool hall had grown around the mill.

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

In 1913 the City of Port Coquitlam was incorporated as a separate municipality from Coquitlam. After World War II Coquitlam experienced significant growth. Rising car-ownership, and new and improved road connections, such as the Lougheed and Trans-Canada Highways, encouraged low-density single-family subdivisions. Zoning bylaws that separated residential, commercial, and industrial uses reinforced this pattern. Coquitlam, like many suburbs of the time, grew horizontally across the landscape.

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

Over the past 30 years, Coquitlam invested heavily in its Town Centre, attracting commercial, civic, and residential projects. The planning vision emphasized walkability, density, and the creation of a civic hub distinct from low-density suburbs. The shift in managing and directing growth to build complete communities with a focus on urban and neighbourhood centres was central to the City's Citywide Official Community Plan in 2002. Investments to improve connectivity, including B-line rapid-bus and the West Coast Express regional rail service, did not have the impact to Transit Oriented Development (TOD) that met the expectations of decades of promised rail rapid transit. Suburban expansion into hillside communities continued in this time.

The completion of the Evergreen Extension of the SkyTrain in 2016 reshaped Coquitlam's planning direction. With rapid transit in place, the city advanced TOD strategies, encouraging high-rise towers, retail, and public amenities around stations in City Centre

and Burquitlam-Lougheed neighbourhoods. This sparked increased densification, new community amenities, and a skyline increasingly defined by vertical growth.

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

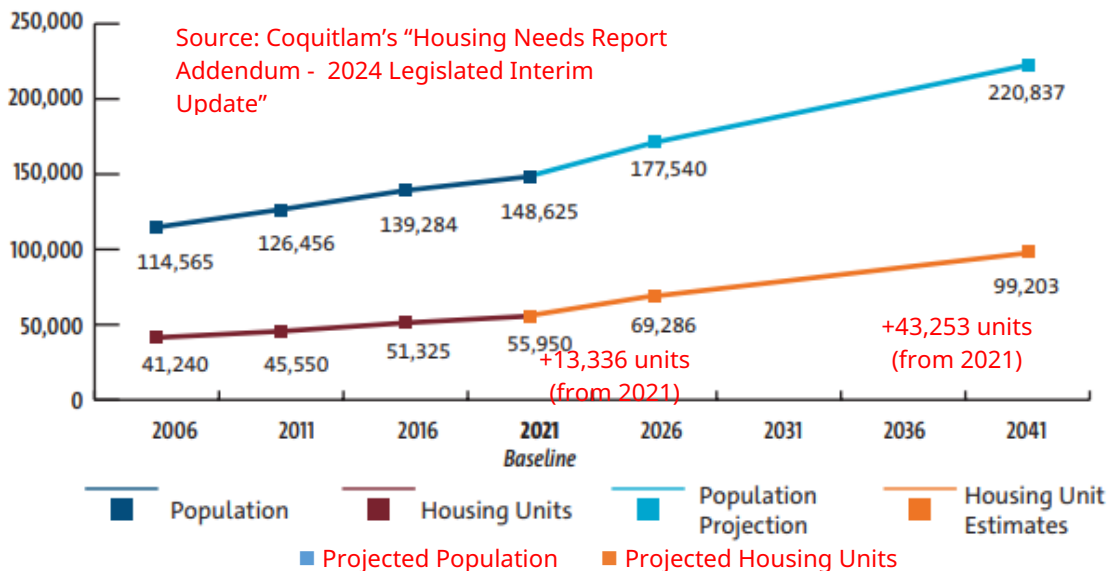
2.4 Demographics and Housing Needs

Coquitlam’s population is 148,625 (2021), experiencing an average annual growth rate of 1.73% since 2006 (Table 1).

Coquitlam’s population is projected to reach 177,500 by 2026 (five years) and 220,837 by 2041 (20 years), reflecting annual growth rates of 4.35% and 2.22%, respectively. The estimated total housing units needed is 69,286 units in five years and 99,203 units in 20 years (Figure 1). This will require a total of 13,336 net new units over five years and 43,253 net new units over 20 years. The land uses and residential densities, identified in Schedule B and Section 4.2 are anticipated to accommodate the development needed to meet the 20-year housing need.

Figure 1: Projected Population and Housing Need - 20 years

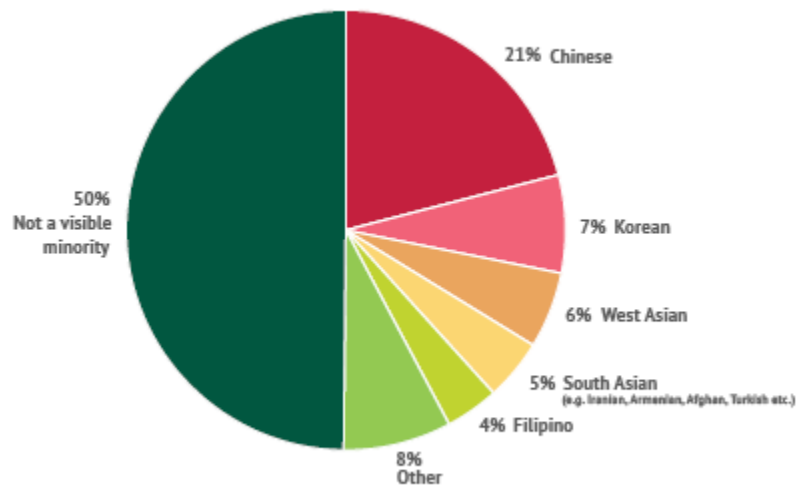
Figure 1. Population Growth Projections as per BC Stats and Estimated Housing Units as per BC HNR Methodology



The desirability of Metro Vancouver area and federal immigration policies are a major driver of population growth in the region, resulting in an ethnically diverse population (Figure 2).

Figure 2: Visible Ethnic Minority

FIGURE 8: VISIBLE MINORITY IDENTITY IN PRIVATE HOUSEHOLDS, CITY OF COQUITLAM, 2016⁴

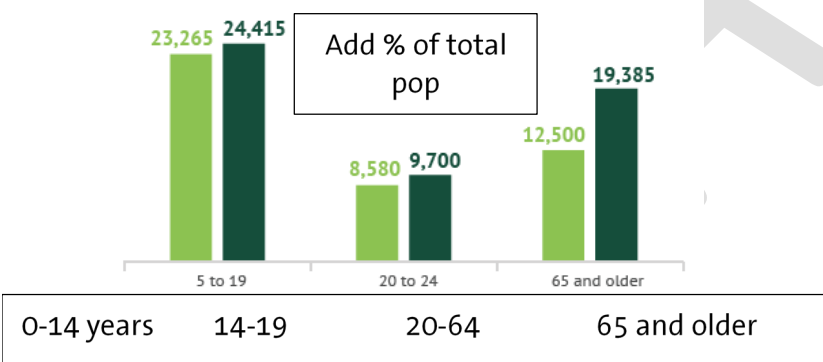


Source: Statistics Canada Census Program, Census Profile 2016

The population of seniors (people aged 65+) in the City has been growing and this trend is expected to continue (Figure 3).

Figure 3: Population Growth by Age Group

FIGURE 4: POPULATION GROWTH BY AGE GROUP IN CITY OF COQUITLAM, 2006-2016



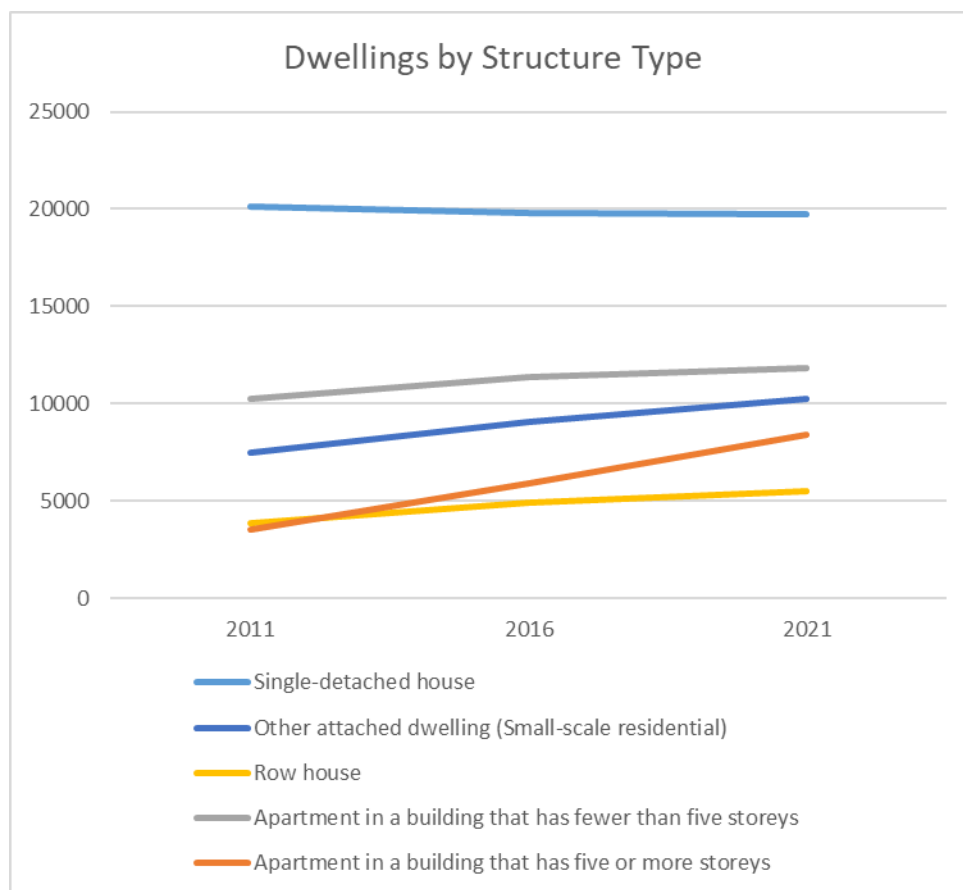
Source: Statistics Canada Census Program, Census Profiles 2006, 2016

2.4.1 Housing Needs Trends

The City's 2022 Housing Needs Report identified significant demand for greater affordability and additional rental supply including larger units to accommodate the needs of families. Levels of core housing need remains far more extensive among renters than owners, with recent immigrants and non-permanent residents experiencing particularly high levels of need. As the population of seniors continues to grow, housing that meets their needs will be an increasing priority.

While historically Coquitlam has a larger proportion single detached dwelling units, multi-family housing now represents the majority of new construction (**Figure 4**).

Figure 4: Dwelling Structure Type - Trends



3 Vision and Goals

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

3.1 Vision

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

3.2 Goals

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

1. Create a complete community

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

2. Foster a sustainable economy

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

3. Protect the environment

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

4. Provide diverse housing choices

Building diverse housing that helps create complete communities and social opportunities

5. Support sustainable transportation options

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

6. Provide high-quality amenities, services and infrastructure

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

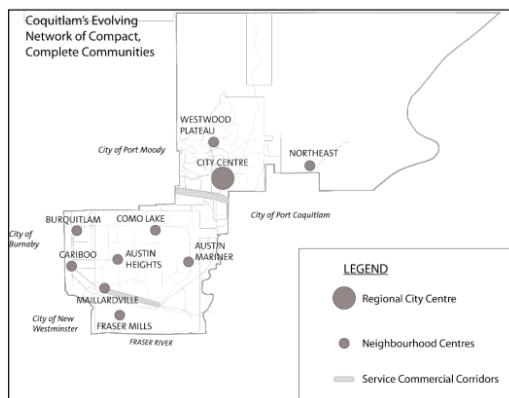
The policies in the following section all work towards one or more of these goals to help realize the community vision.

4 Policy themes

4.1 Growth Management

The City of Coquitlam manages growth through a coordinated, strategic framework that is envisioned around a network of connected, complete regional and neighbourhood centres. Each centre is envisioned to be a complete community, providing for the daily needs of the local population and providing a range of housing and transportation choices, as well as a range of services and amenities. Focusing growth in these centres will prevent regional urban sprawl, preserve selected green spaces, avoid the costs of unnecessary infrastructure and service duplication and providing job opportunities close to home.

Figure 5: Coquitlam's Complete Communities



As one of the fastest-growing municipalities in Metro Vancouver, Coquitlam focuses on concentrating development around the rapid transit corridors. Development in these transit-oriented neighbourhoods often include high-density, mixed-use developments with abundant ground-level retail, employment uses and a high-quality pedestrian-focused public realm and well-connected street and sidewalk networks. The City strives to foster transit-supportive communities by integrating the following transit-oriented development characteristics:



Major **DESTINATIONS** and centres located along direct corridors making them easy to be served efficiently by frequent transit;



Walking **DISTANCE** to frequent transit is minimized by a fine-grained urban structure of well-connected streets;



People-friendly urban **DESIGN** including safe, comfortable, and direct pedestrian and cycling routes;



Higher residential and employment **DENSITY**;



Rich **DIVERSITY** of land uses and housing types;



Transportation **DEMAND** management measures that encourage walking, cycling and transit trips.

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

4.1.1.1 Policy: Land Use Designations

Require development to follow the land use designations, as shown in Schedule B, and the applicable policies set out in the OCP.

4.1.1.2 Policy: Height restriction

Require all development in areas identified in Schedule B not to exceed the maximum height as specified in Schedule B.

4.1.1.3 Policy: Growth areas

Require the majority of growth to intensifying existing developed areas near frequent transit stations, Neighbourhood Centres and significant **community facilities**. Limit development that would result in significant **density** increases outside of these preferred growth areas.

4.1.1.4 Policy: Supporting transit

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

4.1.1.5 Policy: Site access

Require vehicle site access to be from a lane, where feasible, before considering the next lowest street classification type (i.e. local before collector), and discourage vehicle access from arterial streets or that cross **micromobility** routes.

4.1.1.6 Policy: Master development plans

Require the preparation of a master development plan for large or multi-phased developments that have additional complexities or site-specific planning considerations that may result in all applicable policies being achieved only through full build-out of the entire development site, or where significant **community benefit** is proposed.

4.1.1.7 Policy: **Urban containment boundary**

Require all developments in the **urban containment boundary** to connect to municipal water and sanitary servicing, unless otherwise identified.

4.1.1.8 Policy: Redevelopment

Encourage infill and small-scale housing within existing neighbourhoods.

4.1.1.9 Policy: Auto-oriented commercial

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

4.1.1.10 Policy: **Local-serving commercial**

Encourage small-scale, **local-serving commercial** developments along arterial or collector streets to provide amenities within walking distance of residential areas. The exception is locations within walking distance of a Neighbourhood Centre, where local commercial should be directed to the Neighbourhood Centre to maintain these centre's role as the community focal point.

4.1.1.11 Policy: Civic facilities

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

4.1.1.12 Policy: **Community facilities** and public utilities

Encourage the identification, acquisition or dedication of land in all land use designations to support public **community facilities** and low-impact public utilities (i.e. stormwater facilities, underground infrastructure, etc).

4.1.1.13 Policy: Greenfield development

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

4.1.1.14 Policy: Comprehensive development zones

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

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

4.1.1.15 Policy: Siting of places of worship

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

4.1.2 Objective: Achieve **community benefits** through growth and development.

4.1.2.1 Policy: Amenity costs

Require new developments to contribute to the capital cost of **community amenities** required to directly, or indirectly, support the proposed development.

4.1.2.2 Policy: Incentives

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

4.1.2.3 Policy: **Density** transfer – within site

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

4.1.2.4 Policy: **Density** transfer – site-to-site

Consider **density** transfers from a donor site to an eligible receiver site to support a preferred development form, provide significant additional **community benefits** or achieve other OCP objectives. Eligible receiver site must be located within the **Transit-Oriented Area Tiers** or Neighbourhood Centre designated land use area.

4.1.2.5 Policy: **Density** bonus for **community benefit**

Consider additional residential density in exchange for a significant **community benefit** (child care; affordable housing; heritage protection; environmental protection; etc.) for a site undertaking a master development plan.

4.1.2.6 Policy: **Density** Transfer – Austin Creek green link

Encourage the acquisition of the land for the Austin Creek Green Link, as identified in Figure 6, through the following **density** incentive:

- lands within the donor site are provided a residential **density** of 2.4 **FAR** that may be transferred to an eligible receiver site, also identified on Figure 6, provided the donor site is transferred to the City as parkland upon development.

Figure 6: Austin Green Link Donor and Receiver Sites



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

4.1.3.1 Policy: Mitigate impacts

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

4.1.3.2 Policy: Orphan lots

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

4.1.3.3 Policy: Land assemblies

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

Urban Design

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

4.1.4.1 Policy: Building and site design

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

4.1.4.2 Policy: Street access

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

4.1.4.3 Policy: Streetscape guidelines

Require frontage improvements to streets and public open spaces through development and in accordance with the respective neighbourhood streetscape guidelines. This includes improvements such as wide sidewalks, curb extensions, mid-block connections, street furniture, pedestrian-oriented lighting, weather protections and optimized walkway intersections.

4.1.4.4 Policy: Public spaces

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

4.1.4.5 Policy: Provision of public spaces

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

4.1.4.6 Policy: Programmable spaces

Encourage publicly-accessible spaces to be flexible and programmable for both casual use and for events and festivals, as appropriate.

4.1.4.7 Policy: Connected spaces

Encourage publicly-accessible spaces to be connected to and contribute positively to nearby streets, walkways, parks, trails and facilities.

4.1.4.8 Policy: Active frontages

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

4.1.4.9 Policy: Public to private transition

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

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

4.1.5.1 Policy: Scale and massing

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

4.1.5.2 Policy: Transitions

Encourage buildings to generally transition from higher-density areas of urban centres to lower-density areas in consideration of local context through appropriate compatibility

between new and existing buildings and uses, and appropriate siting, buffering, access configurations, and other design measures.

4.1.5.3 Policy: Landscape buffers

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

4.1.5.4 Policy: Compatibility

Encourage compatibility between residential and commercial areas and uses through design measures.

4.1.5.5 Policy: Setbacks

Consider additional setbacks or street dedications to facilitate an improved public realm with wider sidewalks and landscape boulevards on major arterial roads to further buffer pedestrian and **micromobility** users from vehicular traffic.

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

4.1.6.1 Policy: High-quality design

Require development to achieve high-quality built and natural environments to support design excellence in compliance with the City's development standards and design guidelines, that:

- create and support neighbourhood identity through connection to the street and form of the building positively contribute to the public realm;
- provide a sense of community and neighbourliness; and
- provide comfortable, walkable and livable spaces.

4.1.6.2 Policy: Prominent developments

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

4.1.6.3 Policy: Entry points

Encourage developments located at key entry points to the city centre and other significant commercial areas to include elements such as public art, signage, landscaping, gathering spaces, distinctive façades and streetscape treatments that create a sense of arrival into the area.

4.1.6.4 Policy: Innovative design

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

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

4.1.7.1 Policy: Safety by design

Require all publicly-accessible spaces to be designed following Crime Prevention Through Environmental Design (CPTED) principles to prevent crime and promote the perception of safety, which may be achieved by:

- providing overlook onto streets and other public spaces through windows, balconies or porches;
- providing pedestrian-scaled lighting features;
- providing opportunities for rest and socializing;
- incorporating traffic calming measures at and around crosswalks;
- maximizing direct access to the street for individual units; and
- providing education and awareness programs.

4.1.7.2 Policy: Universal design

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

4.1.7.3 Policy: Temporary treatments

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

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

4.1.8.1 Policy: Accommodate tree growth

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

4.1.8.2 Policy: Fraser Riverfront

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

4.1.8.3 Policy: Natural environment

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

4.1.8.4 Policy: Site permeability

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

4.2 Land Use Designations

Land use designations establish the intended high-level development outcomes and expectations to support municipal decision-making and infrastructure planning for growth over time. Each land use designation includes a high-level objective, permitted uses, form, density, and policies to guide development and provide sufficient capacity to meet the anticipated 20-year housing needs.

New development is required to align with the objective, use, built form and density of the applicable land use designation, as well as all other applicable OCP policies. The land use designations do not grant development rights. Designations identify the community's expectation for growth, housing supply, built form, and support planning for infrastructure, services and population growth.

The designations inform which zones would be applicable. The zoning bylaw is the regulatory tool which grants the legal permissions for development and ultimately regulates the use, form and density of development on a site. Applicable OCP policies and other regulations (including incentives, design guidelines, zoning, subdivision and building regulations) may affect what is achievable on a site.

4.2.1 Agriculture

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

4.2.1.1 Policy: Restrict OCP amendments

Encourage the continued agricultural use of lands under this designation. Protect the long-term viability of agriculture by opposing applications to remove lands from the ALR or redesignate from the Agriculture land use designation.

4.2.1.2 Policy: Limit subdivision

Encourage the retention of large agricultural land holdings and discourage fragmentation of parcels through subdivision.

4.2.1.3 Policy: Development adjacent to Agriculture land

Consider impacts to agricultural land when reviewing development adjacent to Agricultural Land Reserve and Agricultural land uses. This includes examining land use, **density**, street layout, storm water runoff, traffic generation and crop and livestock protective measures.

4.2.2 Rural

Objective:	Accommodates unserviced or partially serviced lands that may be suitable for limited, rural residential development or natural resource extraction.
Uses:	Agriculture Resource extraction and limited on-site processing Residential
Form:	Single detached house and agricultural buildings
Density:	Minimum 0.405-hectare lot within urban containment boundary ; Minimum 1.25-hectare lot outside urban containment boundary .

4.2.2.1 Policy: Outside the **urban containment boundary**

Require all residential developments outside the **urban containment boundary**, as identified in Schedule I, to have potable water supply and on-site sanitary sewage disposal system.

4.2.2.2 Policy: Subdivision and servicing

Require all subdivisions within the **urban containment boundary** and where municipal water and sanitary servicing is not yet available to be within a completed neighbourhood plan, and larger minimum lot sizes may be imposed to ensure minimal impact on planned future use of lands.

4.2.2.3 Policy: Watercourse crossings

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

4.2.2.4 Policy: Hazardous lands

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

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

Resource Extraction

4.2.2.5 Policy: Resource extraction

Require resource extraction industries to be located outside the **urban containment boundary**, with sand and gravel extraction limited to the areas identified in Schedule F. Limited processing of the raw natural resource materials may be permitted on the same site the resources are extracted.

4.2.2.6 Policy: Buffer from residential

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

4.2.2.7 Policy: Aggregate extraction

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

4.2.2.8 Policy: Environmental impacts to adjacent lands

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

4.2.2.9 Policy: Off-site impacts

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

4.2.3 Mobile Home Park

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

4.2.3.1 Policy: Residents assistance

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

4.2.3.2 Policy: Maintain existing mobile home parks

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

4.2.4 Small-Scale Residential

Objective:	Accommodates small-scale residential development. Local-serving commercial uses are supported.
Uses:	Residential Local-serving commercial
Form:	Single detached house and multi-unit residential , under 3 storeys
Density:	
Residential:	Maximum 0.75 FAR Maximum 0.85 FAR in accordance with policy 4.2.4.2.
Other:	Maximum 1.05 FAR , where a minimum 50% FAR is for commercial uses

4.2.4.1 Policy: Servicing capacity

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

4.2.4.2 Policy: Driveways on arterials and collectors

Encourage redevelopment of small-scale residential sites that reduce or eliminate driveway access from arterial and collector streets by supporting additional **density** for:

- lot consolidations that include one or more lots accessible only from arterial streets (do not have frontage along collector or local street); or
- double fronting lots accessible from collector streets (existing prior to June 30, 2025).

4.2.4.3 Policy: Housing variety

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

4.2.4.4 Policy: Infill residential

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

4.2.4.5 Policy: Subdivision

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

4.2.5 Townhouse Residential

Objective:	Accommodates ground-oriented residential development, typically in a townhouse or stacked townhouse form. Local-serving commercial uses are supported.
Uses:	Residential Local-serving commercial
Form:	Rowhouse, townhouse and stacked townhouse
Density:	
Residential:	Maximum 1.1 FAR Maximum 1.4 FAR in accordance with policy 4.2.5.1
Other:	Maximum 1.05 FAR , where a minimum 50% FAR is for commercial uses

4.2.5.1 Policy: Density

Encourage more intensive development near frequent transit stations and the historic main street of Brunette Avenue by supporting additional **density** on sites adjacent to Brunette Avenue and within 1,000m of a frequent transit station, except when sites are adjacent to Small-Scale Residential.

4.2.5.2 Policy: Transition district

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

4.2.6 Medium-Density Residential

Objective:	Accommodates attached multi-unit residential development up to 12-storeys. Accessory local-serving commercial uses are supported.
Uses:	Residential Local-serving commercial
Form:	Multi-unit residential , up to 8 storeys or up to 12 storeys in TOA Tier 2
Density:	
Residential:	Maximum 2.4 FAR outside TOA Tiers 1, 2 or 3 Maximum 3.0 FAR in TOA Tier 3 Maximum 4.0 FAR in TOA Tier 2
Non-residential:	Unlimited commercial FAR

4.2.6.1 Policy: Density transition

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

4.2.6.2 Policy: Alternative Built Form

Consider lower-density and ground-oriented building forms and configurations where site constraints cannot accommodate apartment buildings.

4.2.7 High-Density Residential

Objective:	Accommodates attached multi-unit residential in close proximity to major transit routes and community facilities . Accessory local-serving commercial uses are supported.
Uses:	Residential Local-serving commercial
Form:	Multi-unit residential
Density:	
Residential:	Maximum 5.5 FAR
Non-residential:	Unlimited commercial FAR

4.2.7.1 Policy: Density transition

Encourage High-Density Residential growth areas near frequent transit stations.

4.2.8 Neighbourhood Centre

Objective:	Accommodates a mix of residential, commercial, civic and community facility that serve the daily needs of the local population.
Uses:	Residential Commercial Civic
Form:	Local height limits (see Schedule B as per Policy 4.1.1.2)
Density:	
Residential:	Maximum 3.25 FAR , except: Maximum 4.25 FAR in Maillardville Neighbourhood Plan Area Maximum 4.75 FAR in Austin Heights Neighbourhood Plan Area
Non-residential:	Minimum 0.25 FAR Unlimited commercial FAR

4.2.8.1 Policy: Active public spaces

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

4.2.8.2 Policy: Required **active frontages**

Require a continuous **active frontage** of non-residential commercial or civic uses for all buildings with frontages along commercial main streets. On corner lots, wrap **active frontages** around corners.

4.2.8.3 Policy: Public spaces

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

4.2.8.4 Policy: Mixed-use development

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

4.2.8.5 Policy: Residential uses

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

4.2.8.6 Policy: Public parking management

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

4.2.9 Transit-Oriented Mixed-Use

Objective:	Promotes complete, high-density mixed-use development, near and supportive of frequent transit services. Accommodates residential, commercial, civic and community amenity uses.
Uses:	Residential Commercial Civic
Form:	Tower, unlimited storeys
Density: Residential:	Maximum 5.5 FAR Residential
Non-residential:	Minimum 0.5 FAR Unlimited commercial FAR

4.2.9.1 Policy: Required non-residential development

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

4.2.9.2 Policy: Required active frontages

Require a continuous **active frontage** of non-residential commercial or civic uses for all buildings with frontages along main streets. On corner lots, wrap **active frontages** around corners.

4.2.9.3 Policy: Employment uses

Encourage development of **employment-generating commercial uses** near transit hubs.

4.2.9.4 Policy: Public spaces

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

4.2.10 City Centre

Objective:	Promote high-density, mixed-use development that contains employment-generating uses . Accommodates commercial, residential and civic uses within this land use.
Uses:	Commercial Residential Civic
Form:	Tower, unlimited storeys
Density:	
Residential:	Maximum 5.5 FAR Residential
Non-residential:	Minimum 1.0 FAR Unlimited commercial FAR

4.2.10.1 Policy: Commercial development

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

4.2.10.2 Policy: Main street frontages

Require a continuous **active frontage** of non-residential commercial or civic uses for all buildings with frontages along main streets. On corner lots, wrap **active frontages** around corners.

4.2.10.3 Policy: Office space

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

4.2.10.4 Policy: Diverse commercial

Encourage a diversity of regional services and entertainment uses to support a vibrant city centre.

4.2.10.5 Policy: Nightlife

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

4.2.11 Institutional

Objective:	Accommodates civic uses, community amenities and public utilities. Affordable housing developments may be supported as an accessory use.
Uses:	Civic, including assisted, supportive, care and transitional residential facilities Residential, accessory to places of worship
Form:	3 storeys Multi-unit residential
Density:	Maximum 2.5 FAR

4.2.11.1 Policy: Affordable housing with places of worship

Encourage development of **affordable housing** in conjunction with places of worship.

4.2.12 Commercial

Objective:	Accommodates a wide range of low-density commercial uses, including local-serving retail and services as well as regional shopping centres. Accessory residential use also supported.
Uses:	Commercial Accessory residential
Form:	2 storeys
Density:	Maximum 1.05 FAR

4.2.12.1 Policy: Accessory residential

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

4.2.12.2 Policy: New development

Encourage new or expansion of commercial developments:

- on or adjacent to existing commercial sites, including **local-serving commercial** developments;
- in proximity to transit; or
- in proximity to other **community amenities**.

4.2.12.3 Policy: Enhance existing commercial

Encourage reinforcement and enhancement of established retail commercial areas through:

- intensifying existing commercial site through additions and redevelopment;
- identifying opportunities to intensify nearby residential to provide a stronger trade area;
- providing for a mix of uses on-site, where appropriate;
- encouraging entertainment uses to locate in established commercial areas;
- fostering specialty retail; and
- promoting festival-style events and other opportunities to attract more shoppers.

4.2.12.4 Policy: Regional-serving commercial

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

4.2.12.5 Policy: Diverse commercial

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

4.2.12.6 Policy: Casino commercial

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

4.2.13 Commercial Recreation

Objective:	Accommodates private recreational uses that require extensive open space, such as firing ranges, golf courses, marinas and sports clubs.
Uses:	Commercial recreation Accessory commercial
Form:	n/a
Density:	Maximum 0.1 FAR

4.2.13.1 Policy: Agricultural lands

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

4.2.13.2 Policy: Vehicle site access

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

4.2.13.3 Policy: Adjacent residential

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

4.2.13.4 Policy: Trail connections

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

4.2.13.5 Policy: Former fill site

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

4.2.14 Business Enterprise

Objective:	Accommodates low-impact industrial uses such as logistics, distribution, production, research and development, with accessory office use. Accessory commercial uses that facilitate local industry are supported.
Uses:	Light industrial Accessory office and commercial
Form:	8 storeys
Density:	Maximum 2.0 FAR

4.2.14.1 Policy: Residential not permitted

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

4.2.14.2 Policy: Employment-generating uses

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

4.2.14.3 Policy: Built form

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

4.2.15 Industrial

Objective:	Provides for a range of industrial uses, such as goods production, distribution, repair, warehousing and supporting functions while minimizing potential impacts on adjacent lands.
Uses:	Industrial Limited commercial
Form:	6 storeys
Density:	Maximum 1.5 FAR

4.2.15.1 Policy: Residential not permitted

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

4.2.15.2 Policy: Siting of heavy industrial

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

4.2.15.3 Policy: Buffers

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

4.2.15.4 Policy: Siting of commercial

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

4.2.15.5 Policy: Protect industrial lands

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

4.2.15.6 Policy: Densification

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

4.2.15.7 Policy: Reduce impacts

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

4.2.15.8 Policy: Commercial uses

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

4.2.16 Parks and Recreation

Objective:	Provides for a network of parks and recreation facilities that support formal and informal leisure activities, active and passive recreation opportunities, as well as lands intended to remain in a natural state, provide habitat for wildlife and fisheries, or are hazardous to develop.
Uses:	Recreation Protected areas, with limited passive recreation Accessory Commercial
Form:	n/a
Density:	Maximum 0.1 FAR

4.2.16.1 Policy: Coquitlam River

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

4.2.16.2 Policy: Buffer

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

4.2.17 Development Reserve

Objective:	Identifies areas intended for future urban development, which require additional planning work to determine actual permitted land uses.
Uses:	Residential
Form:	Single detached house
Density:	Minimum 0.405 ha subdivision with municipal water servicing; Minimum 1.25 ha subdivision without municipal water servicing.

4.2.17.1 Policy: Neighbourhood planning

Require a neighbourhood plan to be completed prior to considering any development applications. The planning process should include the redesignation of the Development Reserve to appropriate urban land use designations and must consider the matters outlined in Section 5.9 neighbourhood planning.

4.2.17.2 Policy: Restrict subdivision

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

4.2.18 Transit-Oriented Area Reserve

Objective:	Identifies areas within 800m of an existing frequent transit stations which are intended for higher density development but have yet to be planned.
Uses:	Residential
Form:	Multi-unit residential , up to 20 storeys in TOA Tier 1; up to 12 storeys in TOA Tier 2; up to 8 storeys in TOA Tier 3.
Density: Residential:	Maximum 5.0 FAR in TOA Tier 1 Maximum 4.0 FAR in TOA Tier 2 Maximum 3.0 FAR in TOA Tier 3

4.2.18.1 Policy: Neighbourhood Planning

Require a neighbourhood plan to be completed. The planning process should include the redesignation of the Transit-Oriented Area Reserve to appropriate urban land use designations and must consider the matters outlined in Section 5.9 neighbourhood planning. Encourage development only after completion of a neighbourhood planning process.

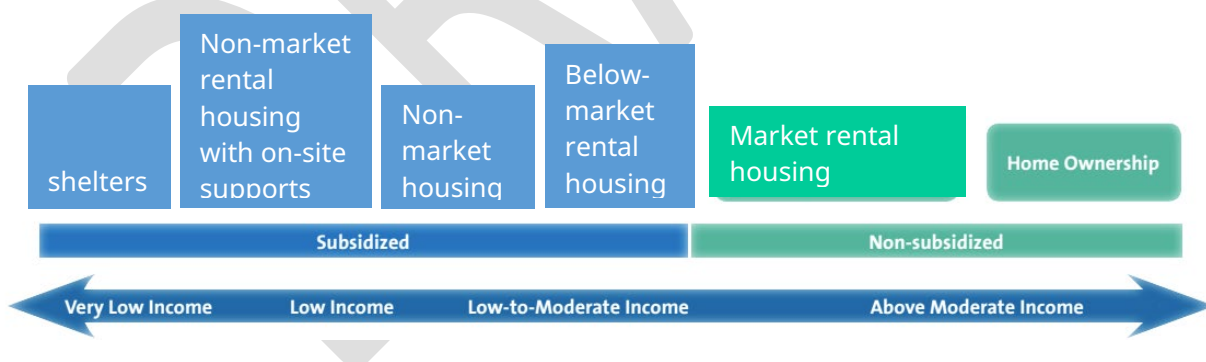
4.2.18.2 Policy: Interim development

Require any development to identify and mitigate potential impacts from development including school, transportation, servicing and **community facility** needs, as well as potential public realm improvements. This is intended to mitigate impacts of early development on future planning processes or future development in this unplanned area.

4.3 Housing

Coquitlam is a growing community, whose existing and future residents have a variety of housing needs. Coquitlam's Housing Needs Report outlines the community's housing needs. The report identifies that Coquitlam requires a range of housing forms and tenures across the housing continuum. Key priorities include more rental, below market, and non-market housing, as well as more diverse housing forms that are suitable for families and seniors and located in proximity to transit, services, and infrastructure. The following policies support the development of a diverse, inclusive, and affordable housing supply that meets the needs of a growing and changing population.

Figure 7: Housing Continuum



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

4.3.1.1 Policy: Data collection and reporting

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

4.3.1.2 Policy: Range of housing

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

4.3.1.3 Policy: **Affordable** and **special needs housing**

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

4.3.1.4 Policy: Accessible and adaptable housing

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

4.3.1.5 Policy: Student-oriented housing

Encourage the development housing, owned or operated by the education institution or by a non-profit organization, in close proximity to post-secondary educational institution to providing living accommodation of students or employees of an education institution.

4.3.1.6 Policy: Seniors housing

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

4.3.1.7 Policy: Family-friendly housing

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

4.3.1.8 Policy: Proximity to transportation infrastructure

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

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

4.3.2.1 Policy: Housing agreements

Require housing agreements when City incentives or investments are provided to secure market, **below-market** or **non-market rental housing**.

4.3.2.2 Policy: Tenant assistance

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

4.3.2.3 Policy: Housing partners

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

4.3.2.4 Policy: Strata conversions

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

4.3.2.5 Policy: Rental unit replacement

Encourage zero net loss of rental units (number of units or type of units) through the replacement of market, **below-market** and **non-market rental housing** units in new development.

4.3.2.6 Policy: Reserve fund

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

4.3.2.7 Policy: Development incentives

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

4.3.2.8 Policy: City-owned lands

Consider development of **affordable housing** on City-owned lands.

4.3.3 Objective: Facilitate the creation of **non-market rental housing with on-site supports**, shelters, and services for people experiencing or transitioning out of homelessness.

4.3.3.1 Policy: Community need

Encourage other orders of government to develop **non-market rental housing with on-site supports** and shelters to meet community needs identified in the *Housing Needs Report*.

4.3.3.2 Policy: Collaboration and partnerships

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

4.3.3.3 Policy: Relationship building

Encourage relationships with residential and business communities around **non-market rental housing with on-site supports** and shelters to collaboratively address potential community impacts.

4.4 Climate Change and Resiliency

The earth's climate is changing, and this change has global, regional and local implications for ecosystems, infrastructure and people. Addressing climate change is a complex exercise that requires the involvement of many different stakeholders, including the City, other municipalities and senior levels of government, private businesses, stewardship

groups, landowners and citizens. Locally, the City is focused on mitigating impacts of development, reducing greenhouse gas emissions and preparing for climate-related risks.

Development Impacts

4.4.1 Objective: Reduce impacts from new development on climate change.

4.4.1.1 Policy: Land use planning

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

4.4.1.2 Policy: Municipal development projects

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

4.4.1.3 Policy: Development design

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

- passive design principles;
- low-impact development principles;
- LEED (Leadership in Energy and Environmental Design) standards;
- use of local or recycled construction materials;
- landscaping that buffers buildings from wind and sun, helps reduce heating and cooling needs, and improves air quality;
- green or natural infrastructure;
- multi-use buildings that can share energy and water needs; and
- use of high-efficiency appliances.

4.4.1.4 Policy: Alternate energy supply

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

Greenhouse Gas Emissions

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

4.4.2.1 Policy: City plan

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

4.4.2.2 Policy: Advocacy

Encourage City efforts to raise awareness of environmentally sustainable choices.

4.4.2.3 Policy: Air quality

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

4.4.2.4 Policy: Modal shift

Encourage transportation choices with lower emissions (e.g., public transit, **micromobility** such as bikes, ebikes and scooters, walking and high-occupancy vehicles) by supporting walking, **micromobility**, and public transit improvements.

4.4.2.5 Policy: Vehicle emissions

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

4.4.2.6 Policy: Industrial emissions

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

4.4.2.7 Policy: Government measures

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

Emergency Planning

4.4.3 Objective: Prepare for emergencies to mitigate risk to people, property and the environment.

4.4.3.1 Policy: Emergency management and evacuation planning

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

4.4.3.2 Policy: Food security

Encourage urban agriculture, such as Bear Smart edible landscaping and community gardens, through supportive policy and community partnerships.

Waste Reduction

4.4.4 Objective: Reduce volume of waste generated within community.

4.4.4.1 Policy: Waste management

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

4.4.4.2 Policy: Government measures

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

4.5 Environment and Natural Hazards

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

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

4.5.1 Objective: Maintain the integrity of the natural environment.

4.5.1.1 Policy: Enhance natural areas

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

4.5.1.2 Policy: Public access

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

4.5.1.3 Policy: Protection through development

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

4.5.1.4 Policy: Municipal acquisition

Consider protecting **environmentally sensitive areas** through strategic land purchase, with consideration for:

- potential partnership opportunities, including efforts toward land banking, land trusts and other approaches that could involve government and non-governmental agencies;
- a site's current ecological value;
- opportunities to retain or increase the City's tree canopy;

- a site's role in providing for a diverse range of ecosystems and species citywide;
- expected future viability of a site's natural processes; and
- other community priorities.

4.5.1.5 Policy: Connect natural areas

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

4.5.1.6 Policy: Connect parks and natural areas

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

4.5.1.7 Policy: Alternative protection measures

Encourage alternative measures where protection of **environmentally sensitive areas** is impractical, and ensure those measures factor in ecological, administrative and financial feasibility as well as regulatory acceptability.

4.5.1.8 Policy: Impacts from development

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

4.5.1.9 Policy: Water conservation

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

4.5.1.10 Policy: Chemical use

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

Natural Hazards

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

4.5.2.1 Policy: Slope stability

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

4.5.2.2 Policy: Tree fall

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

4.5.2.3 Policy: Hillside development

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

- preserves the natural topography of the hillside;
- minimizes cut-and-fill excavations;

- retains significant natural features where practical; and
- supports conservation and enhancement efforts of hillside areas.

4.5.2.4 Policy: Soil stability

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

4.5.2.5 Policy: Floodplains

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

4.5.2.6 Policy: Flood risk signage

Require signage indicating areas vulnerable to flood risk.

4.5.2.7 Policy: Wildfire evacuation

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

4.5.2.8 Policy: Wildfire safety

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

4.5.2.9 Policy: Prevention of property damage

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

Watercourses

4.5.3 Objective: Enhance and protect watercourse areas to sustain healthy fish, wildlife, plants and people.

4.5.3.1 Policy: Watercourse protection

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

4.5.3.2 Policy: Shoreline protection

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

4.5.3.3 Policy: Habitat restoration

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

4.5.3.4 Policy: Fish movement

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

4.5.3.5 Policy: Watercourse connections

Encourage the re-establishment of historical natural watercourse connections.

4.5.3.6 Policy: Watercourse maintenance

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

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

4.5.4.1 Policy: Native plants

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

4.5.4.2 Policy: Permeable surfaces

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

4.5.4.3 Policy: Landscape best practices

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

4.5.4.4 Policy: Tree retention

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

4.5.4.5 Policy: Tree canopy

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

4.5.4.6 Policy: Landscape management

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

4.5.4.7 Policy: Invasive species

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

4.5.4.8 Policy: Topsoil

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

Wildlife Protection

4.5.5 Objective: Promote coexistence between humans and wildlife.

4.5.5.1 Policy: At-risk species

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

4.5.5.2 Policy: Bear-human conflicts

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

4.5.5.3 Policy: Wildlife-resistant waste management

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

4.5.5.4 Policy: Bear Smart landscaping

Require Bear Smart principles be incorporated in landscaping throughout the City to help remove bear attractants from developed areas.

4.5.5.5 Policy: Wildlife fencing

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

4.5.5.6 Policy: Wildlife corridors

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

- using agricultural lands to support migratory birds, such as raptors and waterfowl;
- maintaining large natural areas or a contiguous series of sites;
- building clear-span bridges instead of culverts in strategic locations; and
- building large culverts, with adequate space for bear and wildlife passage.

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

4.5.6.1 Policy: Partnerships

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

4.5.6.2 Policy: Government funding

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

4.5.6.3 Policy: Government relations

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

4.5.6.4 Policy: Local businesses

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

4.6 Economy

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

Lands and Infrastructure

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

4.6.1.1 Policy: Master planning process

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

4.6.1.2 Policy: Infrastructure and services

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

4.6.1.3 Policy: Industrial land use designation

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

4.6.1.4 Policy: Office space

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

4.6.1.5 Policy: Compatible activities

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

4.6.1.6 Policy: Goods movement

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

4.6.1.7 Policy: Transportation and infrastructure

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

4.6.1.8 Policy: Child care

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

4.6.1.9 Policy: Workplace child care

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

Partnerships

4.6.2 Objective: Foster a business-friendly climate and local employment opportunities.

4.6.2.1 Policy: City support

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

4.6.2.2 Policy: Corporate sponsorship and advertising

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

4.6.2.3 Policy: Child care

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

Commercial

4.6.3 Objective: Cultivate diversity of retail and services.

4.6.3.1 Policy: Small-scale retail

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

4.6.3.2 Policy: Food retail in employment areas

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

4.6.3.3 Policy: Business improvement associations

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

4.6.3.4 Policy: Regional-serving retail

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

4.6.3.5 Policy: Temporary vending

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

Educational Institutions

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

4.6.4.1 Policy: Post-secondary education

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

4.6.4.2 Policy: Partnerships

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

4.6.4.3 Policy: New educational institutions

Consider opportunities to attract new educational institutions.

Film Industry

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

4.6.6.1 Policy: Impacts on local neighbourhoods

Require film industry to minimize negative impacts on local neighbourhoods, maintaining a balance between the needs of the film industry and the community.

4.6.5.2 Policy: Cost-effective promotion

Encourage local filming through cost-effective promotion techniques.

4.6.5.3 Policy: Customer service

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

4.6.5.4 Policy: Secondary businesses

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

Tourism

4.6.6 Objective: Promote tourism opportunities in Coquitlam.

4.6.6.1 Policy: Eco-tourism

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

4.6.6.2 Policy: Cultural tourism

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

4.6.6.3 Policy: Innovative tourism

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

4.6.6.4 Policy: Visitor accommodations

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

4.6.6.5 Policy: Hotels

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

Business Diversity

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

4.6.7.1 Policy: Niche knowledge-based businesses

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

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

4.6.8.1 Policy: Local employment opportunities

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

4.6.8.2 Policy: Retail-supporting home-based businesses

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

4.6.8.3 Policy: Home-based businesses

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

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

4.6.9.1 Policy: Resource industries

Consider forestry and other appropriate resource industries within Coquitlam.

4.6.9.2 Policy: Minimize impacts

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

4.7 Transportation

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

Active Transportation

4.7.1 Objective: Establish an efficient, connected and convenient active transportation network.

4.7.1.1 Policy: Active transportation network

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

- accommodates people of all ages and abilities walking (or using mobility aids such as wheelchairs) and using **micromobility** devices;
- should be included in all projects involving arterial or collector streets, as appropriate;
- connects key destinations, such as areas with significant residential, retail, services, schools, recreation, employment, transit and regional routes;
- facilitates direct routes between Neighbourhood Centres;
- supports access in steep areas, especially where topography limits vehicular access;
- links to building entrances; and
- is complemented by the off-road trail system.

4.7.1.2 Policy: Crossing improvements

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

4.7.1.3 Policy: Short-block connections

Require the provision of short block lengths and mid-block connections through or adjacent to new development, with efficient and publicly accessible active transportation connections between streets, lanes, transit stops and parking facilities.

4.7.1.4 Policy: Regional connections

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

4.7.2 Objective: Provide a safe, comfortable and convenient active transportation network.

4.7.2.1 Policy: Safety

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

4.7.2.2 Policy: Safe routes to school

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

4.7.2.3 Policy: Comfort

Require active transportation infrastructure designs that are comfortable, attractive and accessible, and provide a sense of security, including:

- wide facilities that comfortably accommodate people of all ages and abilities;
- landscaping, street trees and small open spaces suitable for resting or casual socializing;
- particular attention along all arterials and key pedestrian areas;
- special considerations to reasonably navigate steep grades; and
- adequate lighting along all facilities.

4.7.2.4 Policy: Active transportation amenities

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

4.7.2.5 Policy: Wayfinding

Require well-designed and clear wayfinding measures for the active transportation network, including clear identification of mid-block connections.

Transit

4.7.3 Objective: Support frequent and reliable transit service to destinations within the city and the region.

4.7.3.1 Policy: Transit priority

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

4.7.3.2 Policy: Local service

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

- bus service to support local neighbourhoods and provide attractive levels of service;
- rapid bus service between Neighbourhood Centres, residences, businesses and the City Centre; and
- connections to rapid transit stations.

4.7.3.3 Policy: Regional service

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

- optimal transit service coverage to meet user demand as population and employment densities increase over time;
- development of a frequent transit network that connects all urban centres;
- co-ordinated transit service planning with neighbouring municipalities and TransLink to ensure that direct and convenient service is provided for regional commuters;
- attractive transit services to regional destinations not served by SkyTrain; and
- waterborne transit service.

4.7.3.4 Policy: Transit facilities

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

Streets

4.7.4 Objective: Provide a safe, accessible streets network for the transportation of people and goods.

4.7.4.1 Policy: Street network

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

4.7.4.2 Policy: Street hierarchy

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

4.7.4.3 Policy: Street design

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

4.7.4.4 Policy: Safety

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

4.7.4.5 Policy: Lanes

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

4.7.4.6 Policy: Street improvements

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

4.7.4.7 Policy: Road dedication

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

4.7.4.8 Policy: Partnerships

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

4.7.4.9 Policy: Wildlife crossings

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

Parking and loading

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

4.7.5.1 Policy: Curbside management

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

- applying pay and time-limited parking, where appropriate;
- accommodating a variety of street uses in high- and medium-density areas (e.g., short-term home delivery services, food trucks, etc.);

- locating driveways to maximize useable curb space availability; and
- exploring the establishment of parking areas that serve Neighbourhood Centres and are in close proximity to amenities.

4.7.5.2 Policy: Off-street parking and loading

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

- installing pay and time-limited parking;
- accommodating shared parking across different uses within new developments, joint-use sites and in close proximity to amenities;
- allowing shared access for adjacent residences;
- requiring appropriate on-site parking and loading for new developments; and
- requiring rear lane access, wherever possible.

4.7.5.3 Policy: Vehicle parking wayfinding

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

Transportation Demand Management

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

4.7.6.1 Policy: Sustainable mode shift

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

- requiring or incentivizing new development to provide transportation demand management measures;
- supporting transit incentive programs for major developments, employers and institutions;
- adopting measures that minimize demand for single-occupancy vehicle parking, such as pay parking; and
- co-ordinating activities and initiatives with the Province and TransLink to achieve a region-wide reduction in single-occupant vehicle travel.

4.7.6.2 Policy: Trip reduction

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

4.7.6.3 Policy: Shared mobility

Encourage car-sharing and **micromobility**-sharing programs (e.g., bicycle-share, scooter-share, etc.), especially near strategic destinations and SkyTrain stations, by providing

designated and convenient parking areas, and establishing designated pick-up and drop-off areas.

4.7.6.4 Policy: Advocacy

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

Transportation integration

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

4.7.7.1 Policy: Multi-modal integration

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

- providing safe and convenient access to and from transit for active transportation users;
- integrating transit stops, stations and exchanges into existing communities for convenient transit access to local businesses;
- ensuring safe and secure **micromobility** parking at all transit exchanges, SkyTrain stations and West Coast Express stations;
- providing park-and-ride facilities as part of large mixed-use developments; and
- facilitating transfers between multiple transportation modes and improving first-to-last-kilometre connectivity at or near SkyTrain stations.

4.7.7.2 Policy: Land use and transportation integration

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

- creating a pedestrian- and **micromobility**-friendly public realm;
- supporting transit ridership;
- enhancing safety by reducing exposure to collisions; and
- supporting local businesses.

4.8 Infrastructure and Safety Services

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

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

4.8.1.1 Policy: Upgrades

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

4.8.1.2 Policy: Financial contributions

Require new developments provide financial contributions towards the capital cost of infrastructure and services to directly, or indirectly, support the proposed development.

4.8.1.3 Policy: Minimize impacts to public realm

Require planning and co-ordination of utilities to minimize their siting impacts on the public realm.

4.8.1.4 Policy: Utility siting

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

4.8.1.5 Policy: Coordination of utilities

Require the planning and coordination of utility provision with construction of new roads or other service works.

4.8.1.6 Policy: Provision of quality water

Require water utilities have quality control measures to ensure good drinking water quality.

4.8.1.7 Policy: Rainwater management

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

4.8.1.8 Policy: Environmentally sensitive procedures

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

4.8.1.9 Policy: Partnerships

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

4.8.1.10 Policy: Management of infrastructure

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

4.8.1.11 Policy: Natural preservation

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

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

4.8.2.1 Policy: High-speed telecommunications

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

4.8.2.2 Policy: Work-at-home

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

4.8.2.3 Policy: Third-party utilities

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

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

4.8.3.1 Policy: Integrated watershed management plans

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

4.8.3.2 Policy: Stormwater-quality ponds

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

4.8.3.3 Policy: Rooftop treatments

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

4.8.3.4 Policy: Groundwater protection

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

4.8.4 Objective: Support the well-being and safety of residents, visitors and businesses.

4.8.4.1 Policy: Emergency response

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

4.8.4.2 Policy: Safety Services

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

4.9 Parks and Community Facilities

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

Parks, Recreation and Culture Facilities

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

4.9.1.1 Policy: New community facilities

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

4.9.1.2 Policy: Land acquisition

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

4.9.1.3 Policy: Invest in established areas

Require a plan to expand, upgrade and enhance existing **community facilities** in underserved and redeveloping communities to better accommodate growth.

4.9.1.4 Policy: Access

Encourage the equitable distribution of parkland across the City to provide equitable access to outdoor open space:

- within a 10-minute walk from their residence;
- within a five-minute walk in high-density neighbourhoods; and
- recognizing topography and other conditions.

4.9.1.5 Policy: Waterfront parks

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

4.9.1.6 Policy: Civic service hubs

Encourage **community facilities** and amenities to co-locate or develop in proximity to one another to create civic service hubs throughout the City. Require neighbourhood plans or master development plans to support long-term development of these areas.

4.9.1.7 Policy: Employment areas

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

4.9.1.8 Policy: Siting considerations

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

- location and connection to existing and future park network and other **community facilities**, including schools;
- support development or expansion of off-road trail system that links neighbourhood parks, open spaces, regional amenities and key destinations;
- environmental context, including natural features and topography;
- accessibility via the active transportation network and public transit network; and
- microclimate of the site and solar access, based on local context.

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

4.9.2.1 Policy: Funding tools

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

- cost charges;
- Density incentives;
- Phased development agreements as part of a master development plan; or
- Other innovative funding tools, as appropriate.

4.9.2.2 Policy: Acquisition and development

Require that the acquisition and timing for securing park, recreation and cultural facilities be balanced with the needs of the community and the efficient use of public resources.

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

4.9.3.1 Policy: Vehicular access

Require new school sites to include:

- Access from an arterial or collector street;
- On- or off-site drop-off zone; and
- Access to active transportation network.

4.9.3.2 Policy: School site acquisition

Encourage collaboration with the school district to identify, allocate and deliver the public school facilities needed for Coquitlam residents, generally in accordance with Schedule E. Explore opportunities to expand, enhance and improve existing public school facilities.

4.9.3.3 Policy: Joint-use

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

4.9.3.4 Policy: Education providers

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

4.9.4 Objective: Augment **community facilities** through partnerships.

4.9.4.1 Policy: External partnerships

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

4.9.4.2 Policy: Community partnerships

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

4.9.4.3 Policy: Private development

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

4.9.4.4 Policy: Rights-of-way

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

4.9.5 Objective: Design parks, culture and recreation facilities to be sustainable, functional, accessible and safe.

4.9.5.1 Policy: Site access

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

4.9.5.2 Policy: Environmental context

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

4.9.5.3 Policy: Play spaces

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

4.9.5.4 Policy: Barrier-free access

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

4.9.5.5 Policy: Community engagement

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

4.9.5.6 Policy: Flexible spaces

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

4.9.5.7 Policy: Forested areas

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

4.9.5.8 Policy: Environmentally sensitive areas

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

4.9.5.9 Policy: Educational opportunities

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

4.9.5.10 Policy: Equity, diversity and inclusion

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

- align with the changing needs of residents, workers and visitors in the community;
- contribute to a sense of community and be welcoming to newcomers;
- accessible for people of all ages, abilities, incomes and cultural backgrounds;
- increase use by under-represented groups; and
- support active and passive social and recreation opportunities throughout the day.

4.9.5.11 Policy: Off-street trail design

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

- conform with classification system, design standards and guidelines presented in the *Coquitlam Master Trail Plan*;
- connect to nature, viewpoints and other unique topographic features, where feasible;
- impact on natural features, riparian areas and other **environmentally sensitive areas**;

- comprehensively planned to support looped circuits and take into account topography;
- link new trails with existing trails and integrate with the on-street pedestrian and **micromobility** routes to create an extensive network;
- include appropriate wayfinding signage;
- locate trailheads in areas with high use and good visibility, and consider nearby parking and drop-off; and
- contribute to a safe, positive and active off-street trail experience, and enhance neighbourhood beautification.

4.9.5.12 Policy: Crime prevention

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

4.9.5.13 Policy: Safety

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

Child Care

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

4.9.6.1 Policy: Community need

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

4.9.6.2 Policy: Incentives

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

4.9.6.3 Policy: Residential areas

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

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

4.9.7.1 Policy: Non-profit providers

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

4.9.7.2 Policy: Community groups

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

4.9.7.3 Policy: Institutional and government partners

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

4.9.7.4 Policy: After-school programs

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

4.9.7.5 Policy: Early childhood development

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

4.10 Arts, Culture and Heritage

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

Recreation and culture

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

4.10.1.1 Policy: Arts, culture and entertainment centres

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

4.10.1.2 Policy: Community identity

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

4.10.1.3 Policy: Cultural opportunities

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

4.10.1.4 Policy: Public art

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

4.10.2 Objective: Foster a collaborative and creative community.

4.10.2.1 Policy: Partnerships

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

4.10.2.2 Policy: Space for arts and culture

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

Equity, Diversity and Inclusion

4.10.3 Objective: Promote accessibility and cultural representation.

4.10.3.1 Policy: Inclusivity

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

4.10.3.2 Policy: Accessibility

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

4.10.3.3 Policy: Access to resources

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

4.10.3.4 Policy: Health and social services

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

4.10.3.5 Policy: Places of worship

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

4.10.3.6 Policy: Localized programs

Encourage the provision of localized programs and services that support livability and respond to residents' needs in neighbourhoods through outreach in decentralized locations such as places of worship, parks and senior centres.

Heritage

4.10.4 Objective: Identify, protect and promote Coquitlam's diverse heritage resources.

4.10.4.1 Policy: Heritage management strategy

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

4.10.4.2 Policy: Heritage identification

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

4.10.4.3 Policy: Heritage protection

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

4.10.4.4 Policy: Historical context statements

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

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

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

4.10.4.6 Policy: Partnerships

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

4.10.4.7 Policy: City archives

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

Safety

4.10.5 Objective: Promote public safety through programs and partnerships.

4.10.5.1 Policy: Safety education and awareness

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

4.10.5.2 Policy: Community partnerships

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

5 Actions

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

- OCP actions (Subsections 5.1-5.6) implementing specific policies set out in Section 4;
- OCP progress monitoring (Subsection 5.7);
- five-year OCP update (Subsection 5.8);
- neighbourhood planning (Subsection 5.9); and
- master development planning (Subsection 5.10).

The timeframe for completion of OCP actions is about five years for short-term actions and 10 to 20 years for longer-term actions. Ongoing actions are meant to continue over the years. Actions will be completed as they are identified on Council' strategic plan/business plan

5.1 Creating Complete Communities

Action	Timeframe	Associated Policies
a Update existing neighbourhood plan or undertake a new neighbourhood planning process to plan and designate the Transit Oriented Reserve areas.	Short-term	4.2.18.1
b Investigate the feasibility of performance-based zoning to support a greater mix of uses, such as industrial and residential, while minimizing impacts.	Short-term	4.1.2.2
c Update the zoning bylaw to incorporate the following zones: • B-1 Business Enterprise Zone, whose purpose is to maintain industrial, office and commercial uses in the Business Enterprise land use designation; • C-3 Low-Rise Commercial Zone, whose purpose is to support commercial or mixed-use buildings, generally four storeys in height	Short-term	4.2.8; 4.2.10; 4.2.14; 4.2.15
d Develop guidelines on location, space, design and operating requirements for private education facilities to address community goals and student needs.	Short-term	4.9.3.4
e Undertake master planning process to support redevelopment of Coquitlam College.	Short-term	4.1.1.3

f	Create a policy and procedures manual for low-impact development techniques that support guidelines to reduce use of impervious surfaces and increase groundwater infiltration throughout the City.	Short-term	4.8.3.4; 4.8.3.2
g	Develop a family-friendly strategy to support the needs of households raising children in Coquitlam.	Short-term	4.9.6.1; 4.10.3.6; 4.7.7.2; 4.3.1.7
h	Undertake master planning process to support development of civic, recreational and cultural service hubs in the following locations: • Poirier Sport and Leisure Complex; • Lafarge Lake-Douglas SkyTrain Station/City Centre Aquatic Complex; • Lincoln SkyTrain Station; • Neighbourhood Centre in northeast Coquitlam; and • Neighbourhood Centre in Waterfront Village.	Long-term	4.1.1.3; 4.9.1.1; 4.9.1.6; 4.9.1.8

5.2 Fostering a Sustainable Economy

Action	Timeframe	Associated Policies
a Investigate opportunities for promoting Coquitlam's shopping assets in collaboration with the local business community.	Ongoing	4.6.2.1; 4.6.3.1; 4.6.3.4
b Restrict the transportation of aggregate materials from quarries located east of Burke Mountain on Quarry Road. Encourage these operators to transport aggregate by barge on the Pitt River.	Ongoing	4.2.2.9; 4.6.9.2
c Explore opportunities for corporate sponsorship advertising.	Short-term	4.6.2.2
d Review the land use, transportation, servicing and labour force needs of specific institutional employers and respond with appropriate strategies.	Short-term	4.6.1.2
e Develop an office market development strategy focusing on business attraction, retention and expansion.	Short-term	4.2.10.4; 4.6.1.4
f Develop incentives to attract office space development in areas adjacent to frequent transit network.	Short-term	4.1.1.9; 4.2.9.3; 4.6.1.4; 4.7.7.2

g	Develop an eco-tourism and outdoor recreation strategy, in partnership with local partners, such as Minnekhada Lodge and Colony Farms, and businesses.	Long-term	4.6.6.1
h	Undertake master planning or neighbourhood planning processes to support redevelopment of Fraser Gateway Employment Corridor and the industrial lands in the Schoolhouse East area.	Long-term	4.2.14; 4.2.15;
i	Investigate market feasibility of resource extraction industries and undertake studies to understand land use and community impact of these industries.	Long-term	4.6.9.1; 4.6.9.2

5.3 Protecting the Environment

Action		Timeframe	Associated Policies
a	Implement directions of environment and climate plans.	Ongoing	4.4.2.1
b	Seek opportunities to meet obligations under existing environmental agreements and partnerships, such as the <i>British Columbia Climate Action Charter</i> , and where appropriate, seek senior government funding, policy and regulatory support to realize these opportunities.	Ongoing	4.4.2.7
c	Explore opportunities for strategic outreach and education with other governments, building and business owners, developers and realtors to promote energy efficiency, water conservation, low-carbon and renewable-energy technologies and practices.	Ongoing	4.4.1.3; 4.4.2.6
d	Continue to update the City's stream classifications to assist with the development of streamside protection policies	Ongoing	4.5.3.1
e	Implement improvements to watercourses and riparian areas, as recommended through watershed management planning, to reduce the risk of flooding and improve water quality, fish habitat and stream health.	Ongoing	4.5.3.1; 4.5.3.2; 4.5.3.3; 4.5.3.6
f	Continue to work in partnership with senior government agencies in providing appropriate protection and stewardship of environmentally sensitive areas and streamside habitats.	Ongoing	4.5.6.1
g	Develop integrated watershed management plans in collaboration with neighbouring	Ongoing	4.1.1.7; 4.5.1.8; 4.8.1.9; 4.8.3.2

	municipalities, including interim approaches to watercourse management.		
h	Assess and maintain the City's existing drainage corridors and flood-protection systems, as required.	Ongoing	4.5.2.9; 4.5.3.6
i	Continue programs and measures to assess and mitigate natural hazards.	Ongoing	4.5.2.9
j	Explore opportunities to improve the sharing of information across organizations and levels of government to create a knowledge base for managing resources.	Ongoing	4.5.6.2; 4.5.6.3
k	Explore opportunities for stewardship, public awareness or other programs to support environmental protection, reduce impacts and make informed choices, which may include industrial, commercial and institutional stewardship.	Ongoing	4.4.2.2; 4.5.1.2; 4.5.4.3
l	Lead a City pilot project on the use of photovoltaics and solar lighting for street lighting and other appropriate opportunities, where possible.	Short-term	4.4.1.4
m	Implement guidelines for waste management practices that prevent interactions with bears, such as bear-proof residential waste containers.	Short-term	4.4.4.1; 4.5.5.2
n	Amend relevant City bylaws, as required, related to solid waste management, wildlife and vectors, landscaping and other mitigating measures that reduce the risk of bear- and wildlife-human conflicts, including the <i>Wildlife and Vector Control Bylaw</i> .	Short-term	4.5.5.3; 4.5.5.4; 4.5.5.5
o	Develop guidelines, strategies or management plans for responsible landscaping and conservation practices to address tree protection, management of the urban forest and the negative impact invasive plant species can have on wildlife habitat.	Short-term	4.5.2.2; 4.5.4.1; 4.5.4.3; 4.5.4.4; 4.5.4.5; 4.5.4.7
p	Consider the implementation of the recommendations from the <i>Community Wildfire Protection Plan</i> and the <i>Emergency Response Plan</i> .	Short-Term	4.5.2.7; 4.5.2.8
q	Support the retrofit, maintenance and operation of infrastructure, parks and all other City-owned facilities to achieve energy efficiency consistent with climate action plans.	Long-term	4.4.1.2

r	Investigate the use of additional development permit areas to protect environmentally sensitive areas .	Long-term	4.5.1.8
s	Explore establishing a terrain and watershed evaluation system to create terrain and watercourse suitability and geotechnical hazard mitigation plans for designated areas or watersheds within the City.	Long-Term	4.5.1.8

5.4 Providing Diverse Housing Choices

Action		Timeframe	Associated Policies
a	Update the Housing Needs Report every five years.	Ongoing	4.3.1.1
b	Continue to support community partners delivering non-market rental housing with on-site supports , shelters and services for unhoused persons in the Tri-Cities area.	Ongoing	4.3.3.1; 4.3.3.2
c	Work with community partners to support unhoused persons in the Tri-Cities area at the 3030 Gordon emergency shelter.	Ongoing	4.3.3.2
d	Review and update the criteria for the Affordable Housing Reserve Fund.	Short-term	4.3.2.1; 4.3.2.6
e	Develop a framework for housing data collection and reporting.	Short-term	4.3.1.1
f	Develop a Tenant Protection Bylaw based on the Tenant Relocation Policy and subject to minor amendments.	Short-term	4.3.2.2
g	Develop regulations, incentives and partnerships to promote the development of a mix of housing types, including purpose-built rental housing .	Short-term	4.3.1.2; 4.3.1.3; 4.3.1.4; 4.3.1.5; 4.3.1.6; 4.3.1.7; 4.3.2.3; 4.3.2.6; 4.3.2.7; 4.3.2.8; 4.3.3.1; 4.3.3.2; 4.3.3.3
h	Develop a policy to support the development of barrier-free, accessible and adaptable housing units.	Short-term	4.3.1.2; 4.3.1.4; 4.3.1.6
i	Develop a policy to support a mix of housing in medium- and high-density multi-unit residential and mixed-use forms.	Short-term	4.3.1.2; 4.3.1.7
j	Develop a fast-track approvals process for non-market housing projects.	Short-term	4.3.2.7; 4.3.2.8

k	Develop lane improvement strategy to better accommodate new development of ground-oriented housing.	Short-term	4.3.1.2; 4.3.1.7; 4.7.4.5
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5.5 Supporting Sustainable Transportation Options

Action	Timeframe	Associated Policies
a Engage on transportation planning decisions, including road safety improvements and design of transportation facilities, programs, services and regional transportation networks.	Ongoing	4.7.4.4; 4.7.4.6; 4.7.4.8; 4.7.6.4
b Initiate and support safe travelling awareness, encouragement, education and enforcement programs, especially around schools.	Ongoing	4.7.2.2; 4.7.6.4; 4.9.5.4
c Support continued and steady implementation of new cycling and pedestrian facilities in co-ordination with the <i>Strategic Transportation Plan</i> .	Ongoing	4.7.1.1; 4.7.2.1
d Work with TransLink to optimize transit service coverage, frequencies and reliability to meet demand, especially along frequent transit corridors.	Ongoing	4.7.3.2; 4.7.3.3
e Increase accessibility to major employment areas of the City from local and regional destinations.	Ongoing	4.7.4.1; 4.7.4.8; 4.7.7.1
f Require developers to undertake traffic impact studies for proposed development to demonstrate how the safe and efficient movement of people and goods will be achieved.	Ongoing	4.7.1.1; 4.7.2.1; 4.7.4.1; 4.7.4.4; 4.7.7.1; 4.7.7.2
g Advocate for Coquitlam's interest in regional and provincial forums regarding goods movement.	Ongoing	4.7.4.8, 4.6.1.6
h Develop an optimal street network classification system that reflects street functionality consistent with the envisioned OCP land uses.	Short-term	4.7.4.1; 4.7.4.2; 4.7.4.3
i Create a citizen advisory committee to advise on pedestrian and bicycling matters.	Short-term	4.7.6.4
j Develop safety measures such as designated crossings and speed management to ensure pedestrian-friendly environments in areas around schools and playgrounds.	Short-Term	4.1.4.1; 4.7.4.4; 4.9.3.1; 4.9.5.4
k Adopt standards for micromobility facilities and end-of-trip facilities to be required at major destinations.	Short-term	4.7.2.4
l Promote non-motorized travel to key destinations, including Neighbourhood Centres, transit stations, schools and parks.	Short-term	4.7.6.1

m	Work with TransLink to extend transit service to Neighbourhood Centre in the northeast and optimize service.	Short-term	4.7.3.2
n	Develop a curbside management strategies, including on- and off-street parking and loading, especially within transit-oriented areas.	Short-term	4.7.5.1; 4.7.5.2; 4.7.7.2
o	Implement the City Wayfinding Plan through additional signs and kiosks as new development occurs.	Short-term	4.7.2.5; 4.7.5.3
p	Advocate for the inclusion of David Avenue, Coast Meridian Street and Fremont Street into the regional Major Road Network.	Short-term	4.7.4.8
q	Construct an active transportation connection between Pinecone Burke Provincial Park and Minnehada Regional Park, and between Fraser River and Coquitlam River Park.	Long-term	4.7.1.1

5.6 Providing High-Quality Amenities, Services and Infrastructure

Action		Timeframe	Associated Policies
a	Develop new and update existing community facilities , as per Schedule E, the <i>Parks, Recreation and Culture Facilities Master Plan</i> , and other applicable plans.	Ongoing	4.9.1.1; 4.9.1.3; 4.9.1.6; 4.9.2.1; 4.9.4.1;
b	Acquire land for community facilities and trail network through the development approval and subdivision processes, as per Schedule E, the <i>Parks, Recreation and Culture Facilities Master Plan</i> , and any applicable neighbourhood plan.	Ongoing	4.9.1.2; 4.9.1.1; 4.9.2.1
c	Construct citywide, interconnected off-road trails as per the <i>Trails Master Plan</i> and applicable neighbourhood plan.	Ongoing	4.9.1.1; 4.9.5.11
d	Work with private property owners to secure public access to the shorelines of the Fraser, Coquitlam and Brunette rivers.	Ongoing	4.9.1.7
e	Explore opportunities for festival infrastructure, such as electrical power and potable water in publicly accessible spaces.	Ongoing	4.10.1.3
f	Support the acquisition and development of school sites, as identified on Schedule E by the school district. Explore opportunities for joint use of school park sites, where appropriate.	Ongoing	4.9.3.2

g	Expand the City's heritage inventories and community heritage register.	Ongoing	4.10.4.2
h	Implement water-conservation programs to promote the efficient use of water	Ongoing	4.8.1.6
i	Require that public infrastructure and amenities, as shown in Schedule D and E, are reflected in the City financial and business plans to define strategies for identifying the lifecycle cost of maintenance, rehabilitation and replacement.	Ongoing	4.8.1.1; 4.8.1.2
j	Encourage the use of financing and cost-recovery tools to fund growth-related infrastructure, and monitor cost recovery approaches to maintain an attractive investment climate.	Ongoing	4.8.1.2
k	Update the road network plan, as shown in Schedule D, every five years to confirm the short- and long-term need for planned road network improvements, considering existing residential areas and other service, community, financial and environmental impacts.	Ongoing	4.7.4.1; 4.7.7.2; 4.8.1.1
l	Notify goods movement sector and other relevant entities about potential operational changes, capital projects and regulations that may affect the sector.	Ongoing	4.7.4.8; 4.7.4.8
m	Support the use of new technology in managing infrastructure services, such as remote sensing, supervisory control and data acquisition (SCADA) systems, geographic information systems (GIS) and maintenance planning tools.	Ongoing	4.8.2.1
n	Lead pilot projects to assess new strategies for collaborating with stakeholders such as the Metro Vancouver, land owners, community groups and federal and provincial agencies in stormwater management.	Ongoing	4.8.3.1
o	Explore opportunities for intergenerational programs in community facilities to bring youth, seniors and other age groups together to share common interests, resources, programs and services.	Short-term	4.10.3.1; 4.10.3.2
p	Develop procedures and processes for securing publicly- and privately-owned publicly-accessible spaces, and ensuring cost-effective maintenance and ongoing operation of these spaces.	Short-term	4.2.8.4; 4.2.9.4; 4.9.4.3

q	Develop a plan for the expansion of police and fire protection services to support existing and future population growth.	Short-term	4.8.1.1
r	Review options for providing information, such as area crime warnings or predator alerts, while still ensuring resident privacy as part of safety awareness initiatives.	Short-term	4.10.5.1
s	Develop guidelines for siting, space, design and operating requirements for new child care facilities.	Short-term	4.6.1.5; 4.6.1.9; 4.9.6.1; 4.9.6.3;
t	Develop and adopt a heritage management strategy.	Short-term	4.10.4.1
u	Develop a heritage revitalization agreement framework.	Short-term	4.10.4.3
v	Review street design for sustainability by minimizing hard surface treatment, narrowing vehicle travel lanes, and encouraging walking, cycling and neighbourhood activities.	Short-term	4.7.4.3
w	Require minimum of 3-metre-wide passing area within lanes to accommodate waste management.	Short-term	4.7.5.2
x	Consider improvements to riparian areas, channels and watercourse banks citywide to achieve stormwater management goals and to reduce the risk of flooding.	Short-term	4.8.3.2
y	Rezone the Meridian Substation site and the BC Gas Compressor Station Site to an Institutional zone to better reflect use of these sites for public utility.	Short-term	4.2.11
z	Develop the <i>Major Recreation and Cultural Facilities Roadmap</i> to explore the need for future cultural services, including library services.	Long-term	4.10.1.1
aa	Develop a recycling centre and City works yard in Northeast Coquitlam	Long-term	4.9.1.1; 4.9.1.6
ab	Designate Victoria Drive as part of goods movement network.	Long-term	4.4.3.1; 4.6.1.6; 4.7.4.8; 4.7.4.8

5.7 Monitoring and Reporting

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

5.7.1 Key indicators

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

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

5.7.2 Reporting and next steps

Indicator results should be evaluated regularly and findings publicly presented to support the annual business plan, financial plan, and 5-year updates to OCP. Reporting should show general progress towards each OCP goal, with latest indicator measurements, and identification of emerging issues, policies or actions that need OCP amendment or further review.

5.8 Five-year OCP update

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

5.9 Neighbourhood Planning

OCP policy is implemented at the neighbourhood- and site-level through neighbourhood plans, which provide more neighbourhood-specific implementation details.

The planning process includes:

1. Gather background information on neighbourhood, including geographical context, development considerations, demographics and population projections.
2. Identify potential impacts from likely growth and development, considering:
 - a. applicable OCP policy;
 - b. applicable sustainability goals;
 - c. hazard, risk and vulnerability analysis;
 - d. school needs;
 - e. transportation needs; and
 - f. servicing needs.
3. Carry out community engagement to determine priorities for neighbourhood development, including:
 - a. locations and types of land use;

- b. housing choices;
 - c. environmental protection;
 - d. transportation improvements;
 - e. public realm improvements;
 - f. community facilities; and
 - g. opportunities to enhance natural and cultural resources.
4. Prepare neighbourhood plan for further community feedback and council consideration.
5. As development occurs, follow the neighbourhood plan by utilizing municipal regulatory tools, such as zoning, development permits, development cost charges and servicing standards.
6. Continue inclusive and collaborative engagement for any future plan amendments.

5.10 Master Development Planning

Master development plans provide implementation details for development of a specific site that is anticipated to have significant community impact. These plans generally apply to sites that require phasing, are greater than 2.5 hectares (excluding small-scale residential subdivisions).

The Master Development Plan must:

- Provide a finer level of detail for how a site will be developed by establishing the general locations of land uses and densities, street, lane and pathway networks, utility servicing, parks and open spaces, amenities, public benefits, development phasing;
- Consider relationships to adjacent lands, in terms of land use compatibility, site access, and transportation network and infrastructure needs, with specific regard for neighbouring remnant parcels, ensuring these sites are able to redevelop under their Land Use Designation; and,
- Include, but not be limited to, elements such as a site plan and context plan; land use distribution; density and building height ranges with consideration for massing, view line potential, shadow impacts and wind effects; housing affordability; public open space and amenities plan (including minimum public parkland dedication of at least 5% of the total site area (or cash-in-lieu); urban design framework; public realm features and other design elements; master landscape concept plan (including interim conditions); public benefit plan; public art plan; transportation plan; circulation plan; parking, loading and waste collection plan; utilities servicing concept; sustainability plan, and phasing plan.

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

6 Development Permit Areas

6.1 Overview

6.1.1 Statutory Context

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

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

6.1.2 Development Permit Process

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

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

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

6.2 Urban Design Development Permit Area

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

6.3 Watercourse Protection Development Permit Area

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

6.4 Wildfire Hazard Development Permit Area

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

6.5 Unstable Slopes Development Permit Area

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

6.6 Temporary Use Permits

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

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

7 Glossary

Active frontage:

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

Affordable housing:

Means housing that costs less than 30 per cent of a household's monthly before-tax income.

Below-market rental housing:

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

Community amenity:

Means infrastructure or services that provide a social, cultural, heritage, recreational or environmental benefits to the community, but does not include **affordable housing**, or heritage preservation. This may include: parks, child care facilities, **community facilities**, transportation and public realm enhancements, public safety improvements or arts and culture spaces.

Community benefit:

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

Community facility:

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

Density:

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

Employment-generating use:

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

- commercial uses (office, retail, grocery, personal services, dining, etc.);
- hotels and conference spaces;
- child care facilities; and
- civic, institutional, cultural and recreation facilities.

Environmentally sensitive area:

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

Floor area ratio:

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

Intensive residential development:

Means **multi-unit residential**.

Joint-use park:

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

Local-serving commercial:

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

- child care facilities;
- convenience and grocery stores;
- coffee shops;
- restaurants;
- pharmacies; and
- dry cleaners.

Micromobility:

Means small, lightweight transportation options typically designed for short-and medium-distance travel, including bikes, scooters and skateboards, and their electrified forms that are in-parallel or shared with pedestrian infrastructure.

Multi-unit residential:

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

Non-market housing:

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

Non-market rental housing with on-site supports:

Means housing units that provide housing and on-site supports for people to transition out of homelessness. Housing units are rented at the Income Assistance Shelter rate, as set by BC Housing.

Purpose-built rental housing:

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

Special needs housing:

Means subsidized housing for people who may benefit from living in congregate (communal) arrangements. A person may have a special need for such reasons as a health needs (physical or mental), substance use issues or family situation (e.g., intimate partner violence).

Transit-oriented development:

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

Transit-Oriented Area Tiers:

Means Tiers 1, 2 and 3, as defined in Bylaw 5393, 2024 and in accordance with the *Local Government Act*.

Urban Containment Boundary:

Urban containment boundary means the area identified for urban development, as defined in Metro Vancouver's regional growth strategy.