City of Coquitlam

Planning For Employment Growth and Transportation
COQUITLAM AT A GLANCE

- **Population** – 152,000 (2018)
- **Growth Rate** – 2.0% per year (2011-2016), one of the fastest in BC
- **Diverse Community** – 40% of population born outside of Canada
- 30 km from Downtown Vancouver
Highest growth rate community in Metro Vancouver from 2011-2016 (per capita)

Coquitlam is not just growing rapidly, the community is also changing and evolving as we grow

51,500 new dwelling units by 2041
## WHERE ARE WE HEADED

<table>
<thead>
<tr>
<th></th>
<th>2016</th>
<th>2041</th>
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</thead>
<tbody>
<tr>
<td><strong>People</strong></td>
<td>139,500</td>
<td>224,000</td>
</tr>
<tr>
<td><strong>Jobs</strong></td>
<td>53,500</td>
<td>94,000</td>
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<tr>
<td><strong>Transportation</strong></td>
<td></td>
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<tr>
<td>Transit, Walking &amp; Cycling</td>
<td>20%</td>
<td>30% (by 2031)</td>
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</table>
42,000 more people by 2041 (50% of total)

18,000 more people by 2041 (21% of total)

Transit-Oriented Areas

Burke Mountain
18,000 more people by 2041 (21% of total)

Population:
2018: 150,000
2041: 224,000
6 D’s of Transit-Supportive Communities

- 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.
Commercial Downtown Core

- Concentration of uses to create a ‘critical mass’ and destinations
  - Two Office Business Districts
  - Entertainment District
  - Civic amenities
  - Hotel and conference space
Commercial Downtown Core – Density

- Min. 1.0 FAR for employment uses
- Employment density above 1.0 FAR not counted toward maximum and no density bonus
Establishing a Strong Employment Base

Business Enterprise

- Meet the evolving needs of industrial/commercial businesses

- A new zone: B-2 Urban Business Enterprise (Commercial Zones Review)
15,000+ units of current development activity in City Centre

*As of August 31, 2019.
Making it Easy to do Business in Coquitlam

• Learn what’s required to start and operate a business in Coquitlam

• Access one-on-one guidance involving City permitting and regulatory processes

• Find out about City services and programs that support businesses, including Coquitlam’s Economic Development Office
Industrial Zone Review

Nine zones to three

• Completed in 2015

Increase flexibility

Increase density an height

Reduce regulatory barriers
Commercial Zone Review

• Review 13 commercial, service commercial, and service stations zones and related regulations

• Make zoning more flexible, more user-friendly, easier to administer, more responsive to changing business needs
  • Clarifying language
  • Consolidated very similar or underused zones
  • Revising or eliminating outdated regulations
  • Simplifying lists of permitted uses
Office Development Strategy

Reduce regulatory barriers

Increase incentives:

- Increased Density
- Flexible parking
- Promotion and Facilitation
- Infrastructure investment
- Financial incentives
Thank-You!

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