

June 11, 2026

Notice of Public Hearing to Consider Amendments to the Official Community Plan (OCP) Bylaw and City of Coquitlam Zoning Bylaw – Density Bonus, Rental Incentives and High-Density Zones

Notice is hereby given that the City of Coquitlam will be holding a Public Hearing on **Monday, June 22, 2026, at 7:00 p.m.** at City Hall Council Chambers, 3000 Guildford Way, Coquitlam, BC, V3B 7N2 to receive representations from all persons who deem it in their interest to address Council regarding the following proposed bylaws.

The intent of **Bylaw No. 5546, 2026** is to amend *City of Coquitlam Official Community Plan Bylaw No. 5511, 2026* to change the land use designation for select properties located in Transit-Oriented Area Tier 1 **from** High-Density Residential **to** Transit-Oriented Mixed-Use. The purpose of this Bylaw No. 5546, 2026 is to meet provincial requirements, support the development of complete communities through additional commercial space to improve access to shops and services, and maintain the City's rental incentives to provide housing choice.

The intent of **Bylaw No. 5521, 2026** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to:

1. Introduce new high-density zones that align with provincial legislation related to Transit-Oriented Areas and Density Bonus, and include rental incentives;
2. Establish conditions for accessing density bonus for affordable housing and provisions for cash-in-lieu payments;
3. Establish a new comprehensive development (site specific) zone related to an in-stream multi-phase development;
4. Remove or amend existing zones to align with provincial requirements; and
5. Rezone select properties to a new zone consistent with existing zoning permissions based on the changes proposed in Items 1, 3 and 4 above.

The purpose of this Bylaw No. 5521, 2026 is to meet provincial requirements and encourage the development of purpose-built rental housing, including below- and non-market housing.

This change does not impact existing buildings. The proposed change would only affect properties **IF** they choose to redevelop in the future.

How do I learn more?

To obtain more information on the proposed amendments, you may:

- Visit LetsTalkCoquitlam.ca/HighDensity
- Call the Project Team at 604-927-3700;
- Email the Project Team at housingchanges@coquitlam.ca; or
- Visit the Planning and Development Department at 3000 Guildford Way, Coquitlam, BC, between June 11 and June 22, 2026 during the hours of 8:00 a.m. to 5:00 p.m. from Monday to Friday excluding statutory holidays.

How do I provide input?

If you would like to provide written input, please submit your comments to the attention of the Legislative Services Division **between Thursday, June 11, 2026 and noon on Monday, June 22, 2026** in one of the following ways:

- Email: clerks@coquitlam.ca with "**Public Hearing – High-Density Areas**" in the subject line; or
- Regular mail or in-person: Legislative Services Division, 2nd Floor, 3000 Guildford Way, Coquitlam, BC, V3B 7N2.

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

Attend the Public Hearing:

If you would like to attend the Public Hearing **in-person**: Attend Council Chambers at Coquitlam City Hall, 3000 Guildford Way, Coquitlam, BC on **Monday, June 22, 2026, at 7:00 p.m.**

If you would like to attend the Public Hearing **electronically**: Visit Coquitlam.ca/PublicHearings for details and instructions, or contact the Legislative Services Division at clerks@coquitlam.ca.

Please note, if you wish to be added to the **Speaker's List**, contact clerks@coquitlam.ca. Those registered in advance will be given first opportunity to speak.

Council may not receive further submissions from the public or interested parties concerning the bylaws described above after the conclusion of the Public Hearing.

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

Jennifer Mills
Deputy Corporate Officer



Please scan the QR Code or [click here](#) to access the "Schedule 'A' maps for Bylaw Nos. 5546, 2026 and 5521, 2026.