

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

DATE: Tuesday, July 7, 2026
TIME: 7:00 p.m. to 9:00 p.m.
PLACE: Council Committee Room
Coquitlam City Hall
3000 Guildford Way
Coquitlam, BC

CALL TO ORDER AND TERRITORIAL ACKNOWLEDGEMENT

ADOPTION OF MINUTES

- Minutes of the Economic Development Advisory Committee Meeting held on Tuesday, April 14, 2026**
Recommendation:
That the Minutes of the Economic Development Advisory Committee Meeting held on Tuesday, April 14, 2026 be approved.

OLD BUSINESS

NEW BUSINESS

- Retail and Commercial Opportunities in Coquitlam (Presentation by Edward Tain, Manager Business Growth and Guest Speaker, CBRE)**
7:05 – 7:40 p.m. (35 minutes)
- Coquitlam Film Update and Guest Speaker from Peacemaker Filmworks (Presentation by Eric Kalnins, Senior Manager Economic Development and Guest Speaker Mike Cooke)**
7:40 - 8:15 p.m. (35 minutes)
- Summer Festivals and Events in Coquitlam (Presentation by Eric Kalnins, Senior Manager Economic Development)**
8:15 – 8:25 p.m. (10 minutes)
- 2026 Year-End Review / Identify Potential Items for the 2027 Work Plan (Presentation by Eric Kalnins, Senior Manager Economic Development)**
8:25 – 8:30 p.m. (5 minutes)



6. **Committee Members' Roundtable / Emerging Issues (Standing Agenda Item)**
8:30 - 8:45 p.m. (15 minutes)

OTHER BUSINESS

NEXT MEETING DATE - TBD

ADJOURNMENT

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

Tuesday, April 14, 2026

A Regular Meeting of the Economic Development Advisory Committee convened on Tuesday, April 14, 2026 at 7:01 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, BC, with the following persons present:

COMMITTEE MEMBERS: Councillor Robert Mazzarolo, Vice Chair
Laurel Alexander, Citizen Representative
Mohammad Darwish, Citizen Representative
Gil Desaulniers, Citizen Representative
Hayley Hodgson, Citizen Representative
Marion Lochhead, Citizen Representative
Amanda Maharaj, Citizen Representative
Nicole Paul, Citizen Representative
Deryck Persaud, Citizen Representative
Ravinder Safaya, Tri-Cities Chamber of Commerce
Matthew Sebastiani, Citizen Representative

ABSENT: Councillor Teri Towner, Chair (regrets)
Yasmin Jalali, Citizen Representative (regrets)
Araz Rismani, Citizen Representative (regrets)

STAFF: Doug McLeod, Director Transportation
Eric Kalnins, Senior Manager Economic Development
Edward Tain, Manager Business Growth
Mark Dylag, Transportation Engineer
Alex McLellan, Committee Clerk

CALL TO ORDER

The Vice Chair called the meeting to order at 7:01 p.m. and provided an Indigenous territorial acknowledgement.

ADOPTION OF MINUTES

- 1. Minutes of the Economic Development Advisory Committee Meeting held on Tuesday, February 3, 2025**

The Minutes of the Economic Development Advisory Committee Meeting held on Tuesday, February 3, 2025 were approved.

OLD BUSINESS**NEW BUSINESS****2. Curbside Management Strategy**

The Director Transportation and the Transportation Engineer gave a presentation entitled “Curbside Management Strategy” and referred to slides found in the Agenda package.

Discussion ensued relative to the following:

- Importance of adaptability and proactive planning in curbside design to meet changing demands over time and with development.
- Consideration of the current character of Coquitlam as a vehicle-oriented community.
- Suggestions related to time-restricted parking spaces including determining time limits in relation to the type of proximate businesses and their customer needs, and providing free parking for a short initial period in pay parking areas to facilitate quick transactions.
- Concern that customers may avoid areas with pay parking and suggestion that ease of payment and clear communication of rationale and business benefits may be mitigating factors to support acceptance.
- Concerns related to non-compliance with parking regulations, particularly double-parking instead of using loading bays, and suggestions to increase enforcement and deterrents and to ensure alignment of design, permitting, regulation, and use.
- Concerns about the impact of loading and pick-up and drop-off zones on traffic flow and safety, particularly where designs provide insufficient space.
- Suggestion to work with businesses to set specific loading zone times based on business needs to allow flexibility and optimize space uses.
- Concerns related to safe and timely vehicle access to and from buildings where traffic is heavy and the impact of curb design to impede or facilitate access.
- Suggestion that low-barrier, low-cost, regularized patio permitting and opportunities to provide flexible patio options would support businesses to pursue this significant investment.
- Concern that use of curbsides for public amenities (parklets and patios) in commercial oriented neighbourhoods may exacerbate challenges with customer parking for small businesses.
- Preference for extended patios to use current sidewalk rather than vehicle parking space, and suggestions to promote wider sidewalks in

(re)developments to provide opportunities for parklets, patios, and improved walkability without impacting parking.

- Support for extended patios as assets for hospitality businesses and business districts through increased capacity, attractive atmosphere, and walkability especially for smaller format restaurants.
- Suggestions to provide central parking lots or structures with simplified payment methods, and to combine these with pedestrian and delivery only streets that can support cultural offerings.
- Desire for regulation of mobile food vendors that mitigates competition with or impact on restaurants and provides more equitable operating costs through, for example, maintaining vehicle parking, arranging complementary offerings, establishing distinct locations, or setting permit fees scaled to area property values.

In response to Committee discussion, staff noted the following:

- Direction from Council and engagement with small businesses has highlighted the need to balance customer parking with new demands, particularly for pick-up and drop-off zones that support business trends.
- The curbside management strategy is intended to support the existing food truck program, encouraging the activation of new areas of the City, without competing with existing brick and mortar businesses.
- A pay parking modernization project is underway which will allow for payment through multiple mobile phone applications and provide machines that allow for payment by coins and credit/debit card by tap.
- The curbside management strategy is intended to provide guidelines for when to increase/decrease parking restrictions in urban areas, with an example of targeting approximately 85% parking utilization.
- The decision framework for the curbside management strategy is designed to be adaptable, data-driven, and location specific.

3. Exploring Quantum Computing Opportunities

The Senior Manager Economic Development and the Manager Business Growth gave a presentation entitled “Exploring the Quantum Computing Sector” and referred to the document found in the Agenda package.

Discussion ensued relative to the following:

- Interest in how the City can work with commercial and industrial property owners to promote opportunities for quantum and similar businesses, in light of the role space and tenancy arrangements played in Photonic’s siting.

- Suggestions for City approaches to technology businesses attraction, following examples from India, including directly developing campuses with residential, office, and recreation facilities or collaborating with developers to do so on City-owned land.
- Consideration that the siting of Photonic in Coquitlam is a unique phenomenon that dominates the sector in the region so business decisions such as potential Defense Advanced Research Projects Agency (DARPA) funding could have significant impacts on future location decisions.
- Consideration that the federal government is increasing access to funding for small and medium sized businesses, which may support business attraction and retention in this sector.
- Suggestion to densify land use for industrial technology businesses.

In response to Committee discussion, staff noted the following:

- Efforts to promote business attraction related to property and siting include the business enterprise zone intended to promote highest and best use of mixed industrial/technology lands as well as hosting roundtables with property owners to identify means to create conditions for business attraction.
- Public-private partnerships for business attraction are limited in British Columbia by the *Community Charter*, but opportunities such as the Fraser Mills development create a similar environment to business campuses and are being promoted to Provincial trade representatives and Federal trade commissioners from the Asia-Pacific as well as Invest Vancouver.
- Photonic presents opportunities for talent attraction and retention as well as business spin-offs, which are being pursued in addition to business retention.

4. FIFA Summer of Soccer in Coquitlam

The Senior Manager Economic Development gave a presentation entitled “Summer of Soccer – Community Activations Plan” and referred to slides found in the Agenda package.

Discussion ensued relative to the following:

- Appreciation of provincial funding in support of these events.
- Consideration that neighbouring municipalities are holding smaller events, which will likely result in Coquitlam becoming an event hub for northeast Metro Vancouver, supporting increased business activity.
- Consideration that screening at block parties during the day will require high-powered projectors or LED screens that are most costly.
- Suggestion to market broadly the restaurant packages prepared for the neighbourhood block parties as well as businesses screening games to ensure

businesses get a good return on investment, and an offer for the Tri-Cities Chamber of Commerce to support this effort.

- Support for free, un-ticketed admission to the events based on the experience of the City of Vancouver having difficulty in selling tickets for a similar event.

In response to Committee discussion, staff noted the following:

- None of the events are paid or ticketed so attendance is on a first-come-first-served basis; capacity management assumes too many attendees is better than too few.
- Details of the enhanced block party grants will be released on May 1
- A marketing and promotion campaign will be launched on social media and traditional media, and will likely be picked up regionally.
- A call to action for on Social Media will be released for restaurants and service providers to support Summer of Soccer programming.
- The *Community Charter* prohibits direct business support from the City; however, businesses will be promoted throughout the summer to create awareness for those showing World Cup matches at their establishments.

5. Committee Members' Roundtable / Emerging Issues

The Chair invited Committee members to share emerging issues and information regarding events occurring in their communities.

Discussion ensued relative to the following:

- Desire to have a discussion on means to encourage the attraction of small businesses to first floor locations for vibrant shopping districts.
- Consideration that availability of patios is a key factor in attracting hospitality businesses to shopping districts, that this availability is currently lacking, and that it should be prioritized in new development.
- Report that a business conference was organized in Coquitlam with the Consul General of India a few years ago, and at a recent meeting with the Tri-Cities Chamber of Commerce the Consul General expressed a desire to hold another conference; a request to work with the City to develop a proposal for the same.
- Report that the Coquitlam Foundation has community neighbourhood grants of \$500 available until the end of April; and grants of \$3500 for non-profits will be available in the fall.

OTHER BUSINESS

NEXT MEETING DATE – Tuesday, July 7, 2026

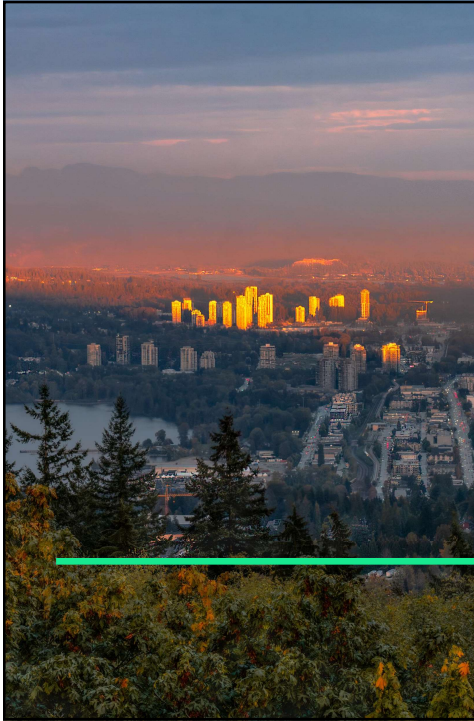
ADJOURNMENT

The meeting adjourned at 8:58 p.m.

MINUTES CERTIFIED CORRECT:

Councillor Robert Mazzarolo, Vice Chair

Alex McLellan, Committee Clerk



CBRE

2026 Retail Perspective

July 7, 2026

Maureen Mounzer
Vice President – CBRE Limited

Table of Contents

1. 2026 Retail Perspective
2. The Retail Timeline
3. The Importance of an Anchor
4. Best Practices
5. Miscellaneous and questions



CBRE

2026 Retail Perspective

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Lowest Population Growth Outside of the Pandemic Years

Components of Quarterly Population Growth/Decline



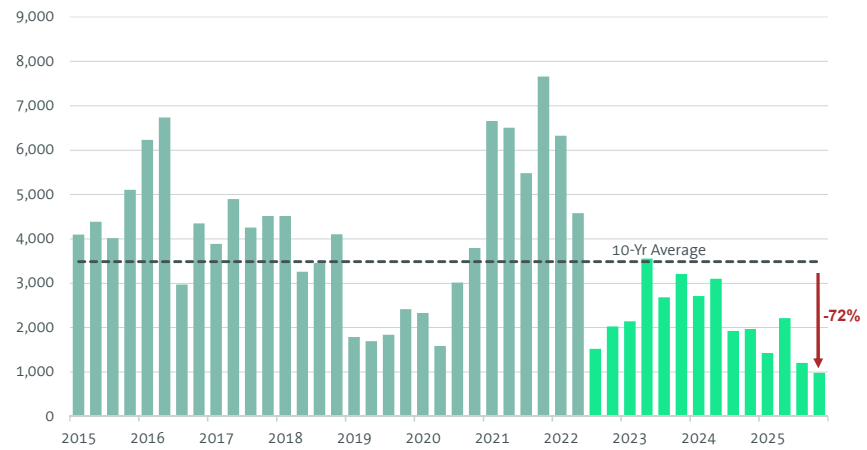
Source: CBRE Research, Statistics Canada, Q1 2026.

MARKET CONTEXT

The slowdown in the condo market has been severe

GVA New Condominium Sales

Units



Source: CBRE Research, Zonda Urban, 2025.

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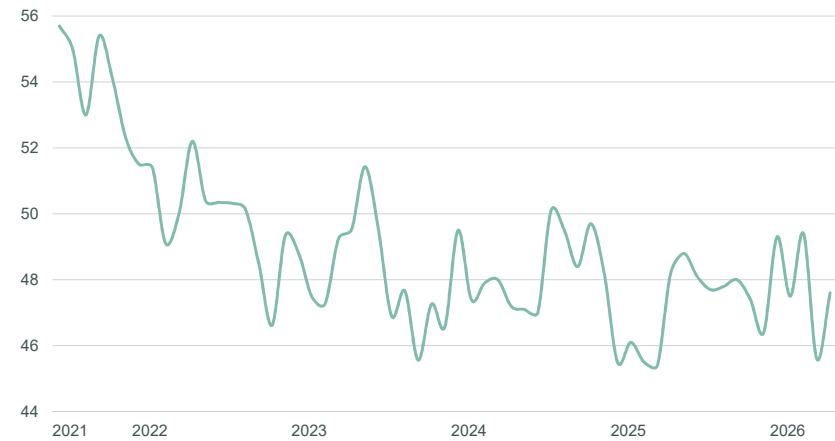
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MARKET CONTEXT

Consumer confidence bounce back, caution remains however

Canada Consumer Confidence Index

Baseline = 50



Source: Ipsos, May 2026.

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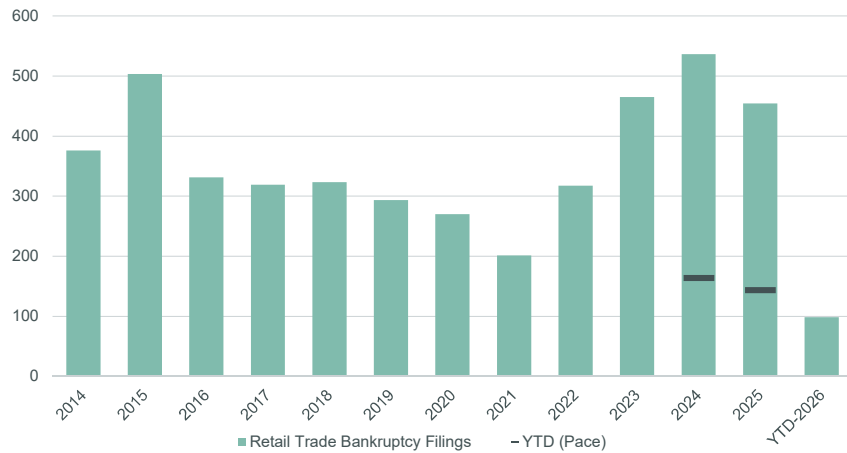
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LOOKING FORWARD

Pace of retailer bankruptcy filings slowing after 2024-25 peak

> A source of opportunity in an otherwise tight market.

Retail Trade Bankruptcy Filings



*YTD = through to March for respective years shown.
Source: Office of the Superintendent of Bankruptcy Canada, March 2026 (as of May 2026).

RETAIL

Q1 Key Retail Market Statistics

Metro Vancouver

▲ **8.9%**
Regional Shopping Centre Vacancy Rate
Vacancy rose for the second consecutive quarter following HBC's closure

▶ **0.5%**
Power Centre Vacancy Rate
Vacancy held steady following four consecutive quarters of decline

▼ **411K SF**
Construction Activity
Oakridge Park has completed construction

▲ **\$110-165 PSF**
Regional Shopping Centre Rents
Rates increased in H2 2025 compared with six months earlier

▲ **\$45-60 PSF**
Power Centre Rents
Rates increased in H2 2025 driven by near-zero vacancy conditions

▶ **\$40-70 PSF**
Mixed-Use Suburban Rents
Rates remained stable in H2 2025, holding near 2023 levels

RETAIL

Retail Development is Isolated to One Project

Metro Vancouver New Supply MSF



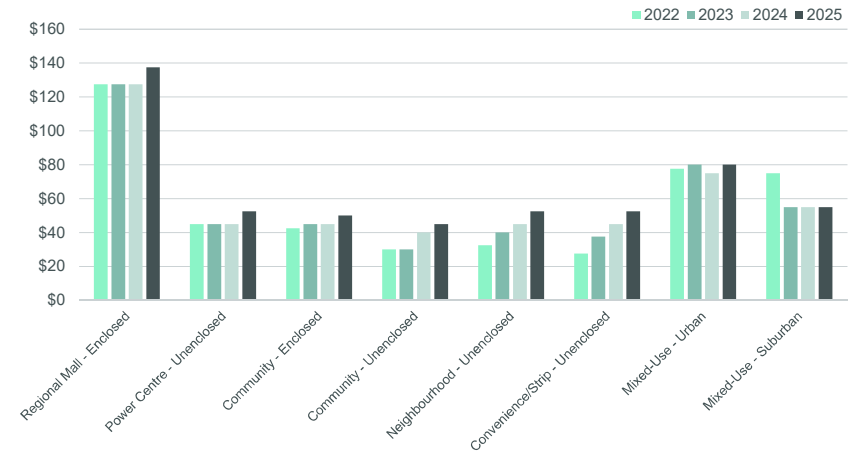
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RETAIL

Retail rents rose modestly year-over-year, except for suburban mixed-use format

Metro Vancouver Retail Rents by Subtype Rent (\$ PSF)



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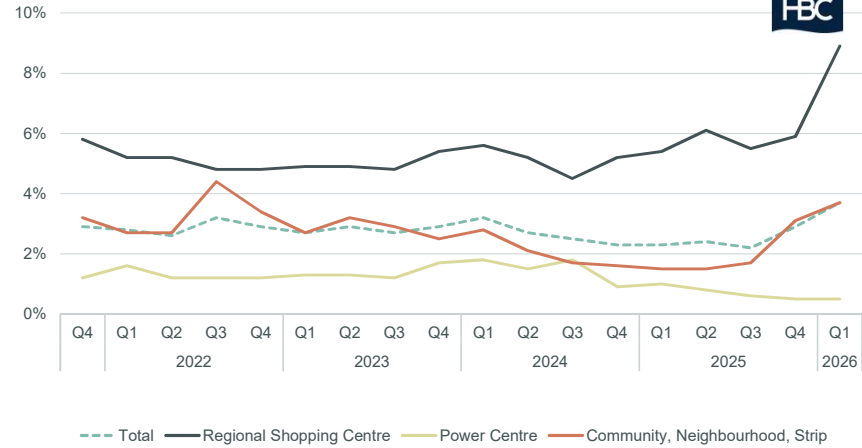
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RETAIL

Vancouver's regional shopping mall vacancy climbed to one of its highest levels following the closure of HBC, while other retail formats held steady

Vancouver REIT Retail Vacancy

Vacancy Rate (%)



Source: Select retail REIT portfolios, CBRE Research, 2026.

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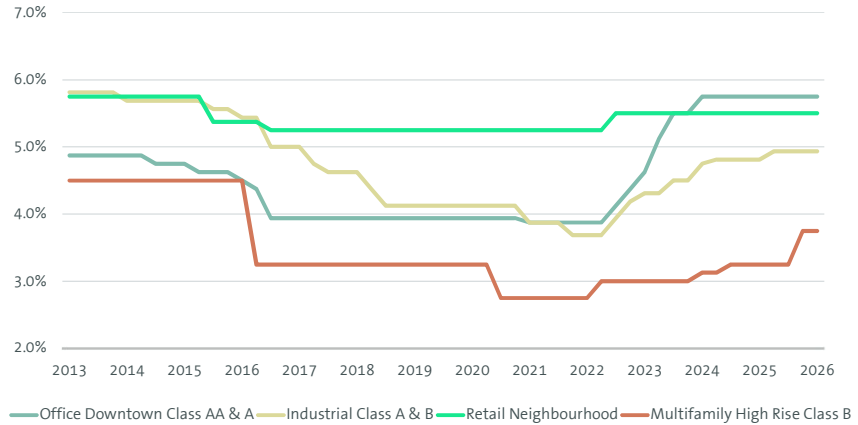
The Retail Timeline

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CAPITAL MARKETS

Cap Rates Have Adjusted Up & Stabilized

Metro Vancouver Cap Rates



Source: CBRE Research, Q3 2025

The Retail Timeline

Pre-2016	Surfaced parked centers and enclosed malls - serve a detached housing model
2016+	influx of foreign capital and buyers - housing prices spike
2016 – 2020	Cities adjust OCP - add density to commercial land – mixed use developments - accommodate more housing
2020 – Covid	Condo sales flat, office vacancy rises, construction costs escalate - govt subsidies keep retailers afloat = no new vacancy
2020+	Condo highrise/office projects on hold, lenders won't finance = no new (mixed use) retail
2020 – 2022	Rise in interest rates, overstock of condo, continued office vacancy = no new (mixed use) retail
2023 Onward	Condo projects add more inventory, sites in foreclosure = no new (mixed use) retail
2026	The Bay closures add big box retail opportunities



The Importance of an Anchor

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2 THE IMPORTANCE OF AN ANCHOR

Anchor - Retail

In real estate, an anchor is a reason for business.

The retail model is built around anchor tenants such as The Bay, Simons, Walmart and Ikea who attract the customers for smaller



Anchor - Retail

In real estate, an anchor is a reason for business

Other retail 'anchors' are:

- **Geography** – natural settings like Whistler whose mountain amenity attracts businesses/customers
- **Clustering of 'like' services** - auto mall, outlet mall, furniture row
- **Other man-made variables** – Town Centers, universities, hospitals,

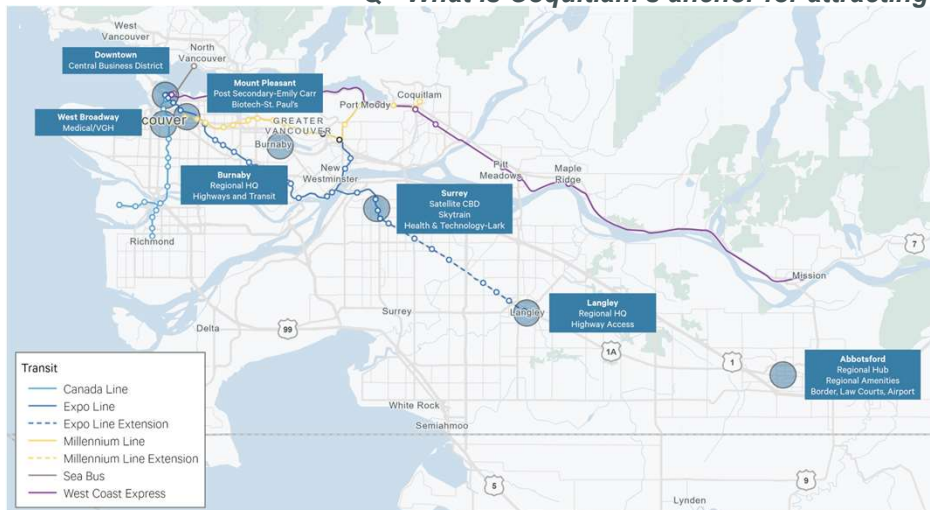


Anchor - Office

In real estate, an anchor is a reason for business

The office market has anchors too:

Q - What is Coquitlam's anchor for attracting office tenants?



Anchor -Office

METRO VANCOUVER

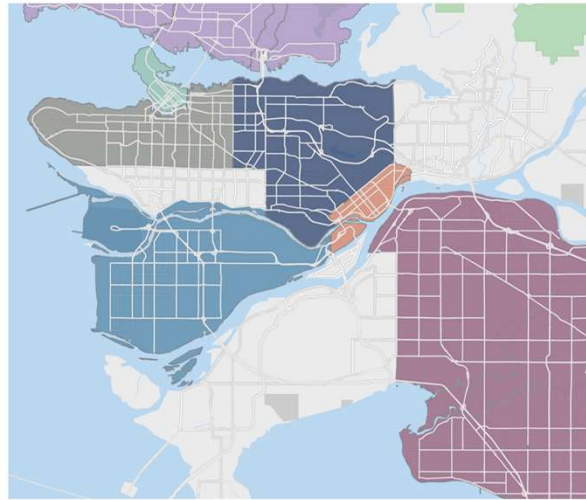
Submarket Statistics

METRO VANCOUVER 53.9M SF		DOWNTOWN 27.8M SF	
Vacancy	10.8% (13.5%)	Vacancy	12.3% (15.6%)
Vacancy YoY Change (bps)	0	Vacancy YoY Change (bps)	+150
Absorption	494,652	Absorption	48,374
Net Rent	\$31.88	Net Rent	\$35.66
Additional Rent	\$20.54	Add'l Rent	\$23.52

BROADWAY CORRIDOR 6.0M SF		BURNABY 9.3M SF		RICHMOND 4.1M SF	
Vacancy	9.2% (12.7%)	Vacancy	13.0% (15.2%)	Vacancy	7.6% (8.8%)
Vacancy YoY Change (bps)	-40	Vacancy YoY Change (bps)	-270	Vacancy YoY Change (bps)	-480
Absorption	229,178	Absorption	176,741	Absorption	28,886
Net Rent	\$32.43	Net Rent	\$31.58	Net Rent	\$19.09
Add'l Rent	\$21.11	Add'l Rent	\$19.35	Add'l Rent	\$15.21

NORTH SHORE 1.8M SF		SURREY 3.5M SF		NEW WEST 1.5M SF	
Vacancy	2.3% (2.4%)	Vacancy	6.1% (7.7%)	Vacancy	4.7% (5.8%)
Vacancy YoY Change (bps)	-10	Vacancy YoY Change (bps)	+170	Vacancy YoY Change (bps)	+50
Absorption	239	Absorption	6,970	Absorption	4,264
Net Rent	\$25.94	Net Rent	\$32.77	Net Rent	\$32.87
Add'l Rent	\$16.66	Add'l Rent	\$18.84	Add'l Rent	\$16.04

In real estate, an anchor is a reason for business



Anchor – Retail High Streets

In real estate, an anchor is a reason for business

High Street. The most successful High Streets have at least one anchor:



Traditional 2000's GROCERY anchored strip center with surface parking
– **Sunwood, Coquitlam**



The Amazing Brentwood, Burnaby BC - an enclosed mall turned outward, targeting higher end tenants



Willoughby Town Center, Willoughby Langley – Grocery surrounded by low-mid-rise residential

Anchor – Retail High Streets

High Street (cont.):

In real estate, an anchor is a reason for business



The Village at Park Royal, West Vancouver - Park Royal Centre turned outward, anchored by Whole Foods and high income



The Courtyard at Willowbrook Mall Langley BC – anchored by the mall and by (restaurant) clustering – Tap & Barrel, Trattoria, Red Robin, O&B



The Shops at Morgan Crossing South Surrey/White Rock – anchored by Winners, Thrifty Foods, shadowed by Morgan Crossing. The high-income area supports the retail

Anchor – Retail High Streets

High Street (cont.):

In real estate, an anchor is a reason for business



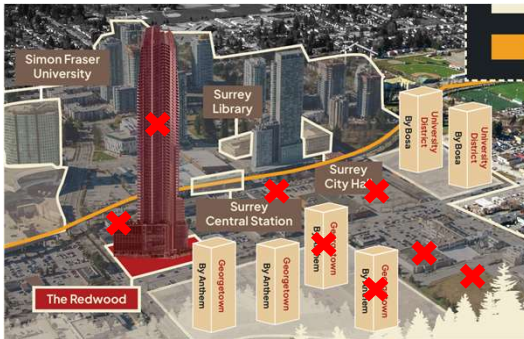
High Street, Abbotsford – standalone High Street, cluster of junior anchors



Anchor –Town Center Projects

on hold

- a) **Surrey City/SFU** – downsized from 600,000 sf to 250,000 sf/SFU and 95,000 SF Surrey City
- b) **The Redwood** – Central Surrey – court order sale
- c) **Georgetown by Anthem** – Central Surrey – phases on hold, closed Canadian Tire repurposed for tea
- d) **Safeway Site** – Central Surrey - office moved to last stage, development stalled due to condo market
- e) **Lynn Valley Centre, North Vancouver**– on hold, Safeway renovated and the closed pub will become



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Retail (& Office) Recommendations

1. Make it easy for retailers to do business in your city, roll out the welcome mat

Retail is a highly competitive market, retailers compare local, regional and national opportunities; there may only be one chance to secure them for your city:

- **1 – 2 retail stores** – Cabella’s, Crate & Barrell, Ikea, Nordstrom, Nordstrom Rack
- **3 -5 retailer stores** –Altea, Evolve, King of Taps, Olive Garden, Rec Room, Simon’s, Splitsville, Tap & Whole Foods, Zellers
- **6+ retailer stores** – Winners, Home Sense, Marshalls

2. What is Coquitlam’s office anchor is – why should an office locate in Coquitlam?

3. Does Coquitlam’s High Street have an anchor? unanchored retail is Kingsway, Hastings – aka mostly s

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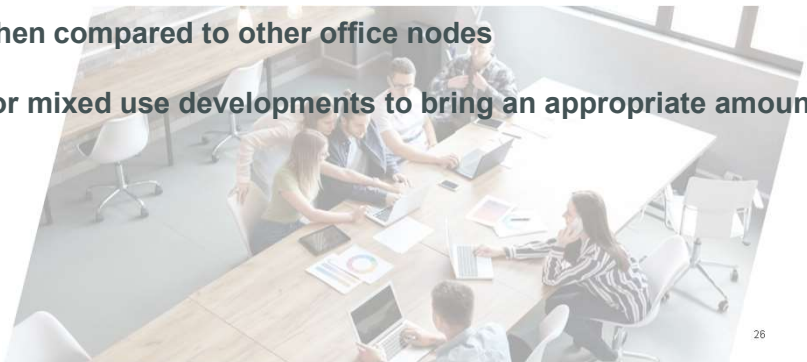
Best Practices next 10 - 15 Years

04

3 BEST PRACTICES

Best Practices for The Next 10 – 15 Years

- Support a strong retail presence to add to the livability and attract other asset classes
- Roll out the welcome mat — streamline approvals to make it easy for retailers to choose
- Explore hotel, civic and recreation as anchors
- Identify the office anchor when compared to other office nodes
- Relax office requirements for mixed use developments to bring an appropriate amount



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Misc. & Questions

05

3 BEST PRACTICES

Miscellaneo

US

Retail: Suburban retail vacancy – sub 2%

Office: Suburban (Fraser Valley - north and south) - sub 4%

Why is office not being built? - overall oversupply

When will that change? -substantively – 10+ years?

What about traditional office anchor tenants – Colleges, Fraser Health, Government tenants?

Thank you.

Maureen Mounzer

Personal Real Estate
Corporation
Vice President
maureen.mounzer@cbre.com
604-662-4512

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City of Coquitlam Economic Development Advisory Committee

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Coquitlam

Agenda

1. Retail and Commercial Market Update
 - Guest Speaker: CBRE
2. Coquitlam Film Update
 - Guest Speaker: Peacemaker Studios
3. Summer Festivals and Events
4. EDAC Summary and Goodbye



Coquitlam

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State of Retail - CBRE

Perry Gorgounis

Personal Real Estate Corporation

Vice President



Maureen Mounzer

Vice President



Coquitlam's Retail Support

- Retail Business Walks
- Business Concierge Service
- Business Insights Survey
- Exploring Retail Strategy



Incoming New Businesses



Dining Experience



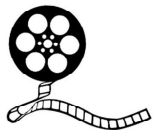
Cold Plunge



Grocery Chain



Film Studio



Film in Coquitlam



Film & Creative Industries in Coquitlam

Coquitlam Film Strategy

3 Key Areas of Focus:

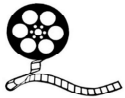
- Program Management & Improvements
- Retention & Expansion
- Marketing & Attraction

Economic Development Strategy

- Identifies Film and the Creative Industries as an area of strength and future growth for the City
- Creative Industries directly employed an estimated 2,400 residents within the City of Coquitlam according to Creative BC



How we assist the Film Industry in Coquitlam



- One-Stop dedicated film office
- Location promotions
- Permit processing
- Business Licensing
- Fire and Police support
- Location inspections
- Industry representation
- Student film support
- Promotion of local businesses
- Promotion of the Film and Creative Industry



Popular Locations in our City



Widgeon Marsh



Minnehada Lodge



Mundy Park



sәmiqʷәʔelә - Riverview



Upper Coquitlam River Park



Town Centre Park

Film in Coquitlam

Film Stats: City of Coquitlam First Trimester (Jan-Apr) YTD	2026	2025
* Total Film Permits	20	7
* Prep Days	51	3
* Wrap Days	32	3
* Film Days	41	10
Economic Impact	\$1.6 million	\$260,000
Inquiries	124	49
sәmiqʷәʔelә/Riverview Permits	12	3
Δ Revenue	\$11,582	\$8,296

Economic Impact Multiplier is based on a conservative estimate of \$20K per film day and \$10K per prep and wrap day. (MR) This is a conservative, educated estimate, larger productions tend to spend much more.

* Totals include sәmiqʷәʔelә/Riverview film permits, prep, wrap and film days

Δ Revenue includes sәmiqʷәʔelә/Riverview film permit fees (location fees are collected by BC Housing)

Film in Coquitlam

City of Coquitlam Film Statistics	2025	2024	2023
* Total Film Permits	61	90	44
* Prep Days	125	218	120
* Wrap Days	79	166	86
* Film Days	176	192	120
★ Economic Impact	\$5.6 million	\$7.6 million	\$4.4 million
Inquiries	314	446	235
səmiqʷəʔelə/Riverview Permits	28	41	23
△ Revenue	\$81,379	\$156,930	\$88,757

Coquitlam Businesses Supported - The Multipliers

- Trinity Power
- Summit Tools
- Full Moon Rentals
- Pit Stop Portables
- Sunbelt Rentals
- Princess Auto
- Leavitt Machinery
- Dan's Fork Lifts
- SFX Studio
- TriCities Film Studio...



That's a wrap – the film wrap sheet

When filming is complete our job is not finished: [Wrap Sheet](#)



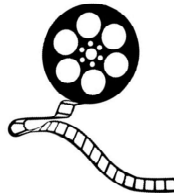
Filming in BC

British Columbia

An estimated 250+ businesses delivered expert capabilities to motion picture production.

Vancouver Region

Third largest full-service motion picture production centre in North America.



The Last of Us



Diary of a Wimpy Kid: Dog Days

Guest Speaker Peacemaker Studios Mike Cooke



City-led Festivals and Events



Summer of Soccer

July 19: Finals at Percy Perry Stadium in Town Centre Park

Summer Concert Series

August 07: Classic Elton

September 04: The Country Divas



VisitCoquitlam.ca

[@VisitCoquitlam](https://www.instagram.com/VisitCoquitlam)

Community-led Festivals and Events



July 17, August 21, September 18: Summer Night Market

July 18: Colour Fest

July 25 & 26: Caribbean Days Festival

August 03: Celebrate BC Day

August 15: BC Dumpling Festival

August 28 – 29: Kimchi and K-Food Festival

VisitCoquitlam.ca

@VisitCoquitlam

[Visit Coquitlam Events Calendar](#)

2026 Wrap Up – Guest Speakers



Invest Vancouver
Katie Fitzmaurice



Shape Properties
Maria Holly



Moment Energy
Brandon Hong



CBRE
Perry Gorgounis & Maureen Mounzer



Peacemaker Film
Mike Cooke

2026 Wrap Up – Site Visits



PC Urban

Marcon

Photonic



2026 Wrap Up – Strategy Feedback



Festival & Events Strategy

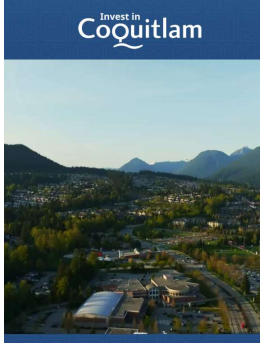


Curbside Management Strategy



Climate Action Plan

2026 Wrap Up – Program Support



Invest in Coquitlam



Business Enterprise Zone



Tariff Relief Webinar



BIA Support

Questions?

Eric Kalnins

Senior Manager Economic Development

Edward Tain

Business Growth Manager



PEACEMAKER STUDIOS

Virtual Production in Coquitlam

City of Coquitlam Chamber of Commerce

Mike Cooke | 2026



Locally owned • Built for modern production



BC FILM & TELEVISION INDUSTRY

A Multi-Billion Dollar Industry

KEY STATISTICS

- \$3.56B in B.C. production volume across 372 projects in 2024
- 61% rebound in production spend from 2023 to 2024
- Foreign and service production represented roughly 86.5% of total B.C. volume
- Estimated 42,000 jobs and approximately \$3.1B in GDP contribution
- 27 studios, 121 stages, 13 virtual production providers, and 2.3M sq. ft. of studio facilities

“ B.C. is one of North America’s major production markets — and Coquitlam has a role to play in that growth. ”



BRITISH COLUMBIA
CREATES WORLD CLASS
STORIES

\$3.56B
PRODUCTION VOLUME (2024)

42,000
ESTIMATED JOBS

\$3.1B
GDP CONTRIBUTION



WHO WE ARE

Peacemaker Studios: Virtual Production Studio in Coquitlam

KEY POINTS

- > Locally owned virtual production studio
- > Based in Coquitlam, near United Boulevard
- > Supporting film, television, & commercial
- > Built by people who have served the local industry for over 12 years

“ Peacemaker Studios is a locally owned virtual production studio bringing world-class production capability to Coquitlam. ”



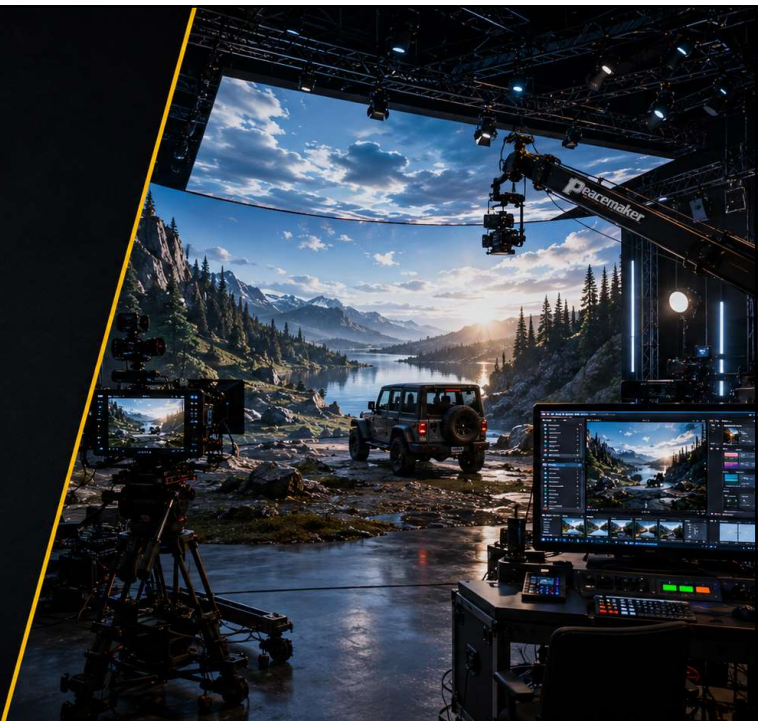
WHAT IS VIRTUAL PRODUCTION

What Is Virtual Production?

KEY POINTS

- > Uses large LED walls instead of traditional green screen
- > Allows productions to film realistic environments indoors
- > Reduces travel, weather risk, location complexity, and production downtime
- > Combines physical sets, digital environments, cameras, lighting, and real-time technology

“ Instead of taking the crew to the location, virtual production brings the location to the crew. ”



<https://youtu.be/duEioZkWYQM>





OUR NEW STUDIO

Our New Studio

KEY POINTS

- > New 5,000 sq. ft. studio in central Coquitlam
- > Three massive 18-foot LED walls
- > Two rolling LED walls for flexibility
- > Ground-level bay door and dock-height loading access
- > Designed for production efficiency and flexible use

“ Our new facility gives productions a practical, accessible, and flexible alternative within the Lower Mainland. ”



WHO WE WORK WITH

Our Clients

We partner with leading studios, networks, and platforms to bring powerful stories to life—on any stage, in any world.

“ Great stories. Great partners. Global impact. ”

Selected productions and partners



MONARCH: LEGACY OF MONSTERS
POWER. SURVIVAL. LEGACY.



ANIMAL CONTROL
KEEPING THE PEACE. ONE TAIL AT A TIME.



A MILLION LITTLE THINGS
FRIENDSHIP. LIFE. EVERYTHING IN BETWEEN.



THE VINCE STAPLES SHOW
MUSIC. CULTURE. NO FILTER.



TRACKER
FINDING THE TRUTH. ONE STEP AT A TIME.



NETFLIX

FOX



SONY



WHY COQUITLAM

Why We Chose Coquitlam

KEY POINTS

- > Affordable lease rates
- > Centrally located, only 20 minutes away from all major studios in GVRD
- > Easily accessible
- > Friendly permitting team

“ Coquitlam gives us the practical foundation to serve productions efficiently while staying connected to the broader Lower Mainland production ecosystem. ”

