

Bulletin

Transit-Oriented Areas in Coquitlam

Applicability of Transit-Oriented Areas Regulations: Residential Use Compatibility and Eligibility

July 2024

The City of Coquitlam has designated properties within 800 metres of the eight SkyTrain stations in or near Coquitlam’s borders as Transit-Oriented Areas. The designation of Transit-Oriented Areas was mandated through provincial legislation, and places certain restrictions on the City’s normal authority to approve or refuse development for sites in these areas. Specifically, the City may not refuse a rezoning application on the basis of density or height up to specified minimum allowances (see Table 1) and can no longer require parking spaces for residential uses other than parking for people with disabilities.

However, there are limitations to the provincial Transit-Oriented Area regulations for housing development:

1. The development must be compatible with the Official Community Plan;
2. It must meet specific eligibility criteria; and
3. It must comply with applicable federal or provincial statutes and municipal bylaw requirements.

Table 1: Minimum density and height allowances

Class of land (tier)	Distance from transit station (metres)	Minimum allowable density (floor area ratio)	Minimum allowable height (storeys)
1	200 or less	5.0	20
2	200-400	4.0	12
3	400-800	3.0	8

Official Community Plan Compatibility

Despite the Transit-Oriented Area regulations, the City may still refuse a rezoning application for reasons other than density or height, including compliance with the City's goals, objectives and policies established in the Official Community Plan.

Table 2 lists the Official Community Plan land use designations that are located within Transit-Oriented Areas but are not intended for residential development. Regardless of property eligibility based on current zoning, the City will not consider a rezoning application that includes a residential use where the property has a land use designation listed in Table 2, as this application would not comply with the Official Community Plan. Occasionally, the City may consider an Official Community Plan amendment application to change the land use, provided the application meets the plan amendment criteria outlined in Section 8.2.1 of the Official Community Plan.

Table 2: Land Use Designations Not Compatible with Residential Development

Land Use Class	Official Community Plan Land Use Designation
Commercial	Service Commercial
Industrial	Business Enterprise Industrial
Institutional	Civic and Major Institutional Extensive Recreation Natural Areas Parks and Recreation School

Eligibility Criteria

The Transit-Oriented Area regulations apply to any property or parcel within a Transit-Oriented Area with current zoning that permits a residential land use, except for areas zoned to permit a residential use that supports or is secondary to an industrial or agricultural use.

For properties that do not meet these criteria (i.e. ineligible parcels), the restrictions on the City's authority do not apply. These properties can still be developed, but the development must follow the current zoning and the Official Community Plan land use designation.

Other Restrictions

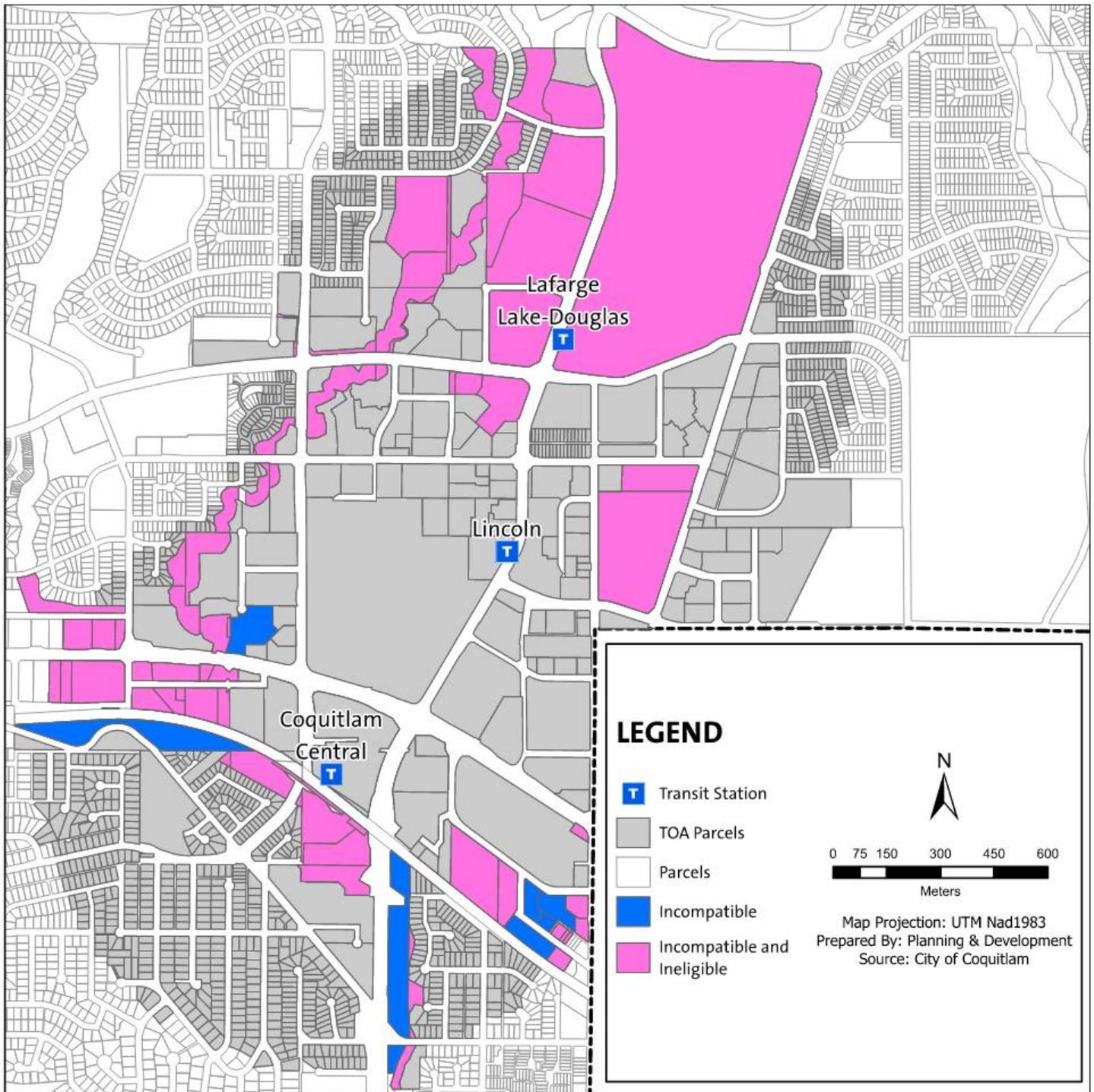
There are several scenarios where federal or provincial statutes or municipal bylaw requirements apply, the provisions of which supersede or have a limiting effect on the Transit-Oriented Area regulations. The B.C. Government has provided the following examples:

- Agricultural Land Reserve (ALR)
- Airport Zoning Regulations under Aeronautics Act
- Federal Crown land
- Flood plains, hazard areas, riparian areas and other environmentally sensitive areas
- Heritage objects and sites that are subject to heritage designation, heritage revitalization agreements, etc.

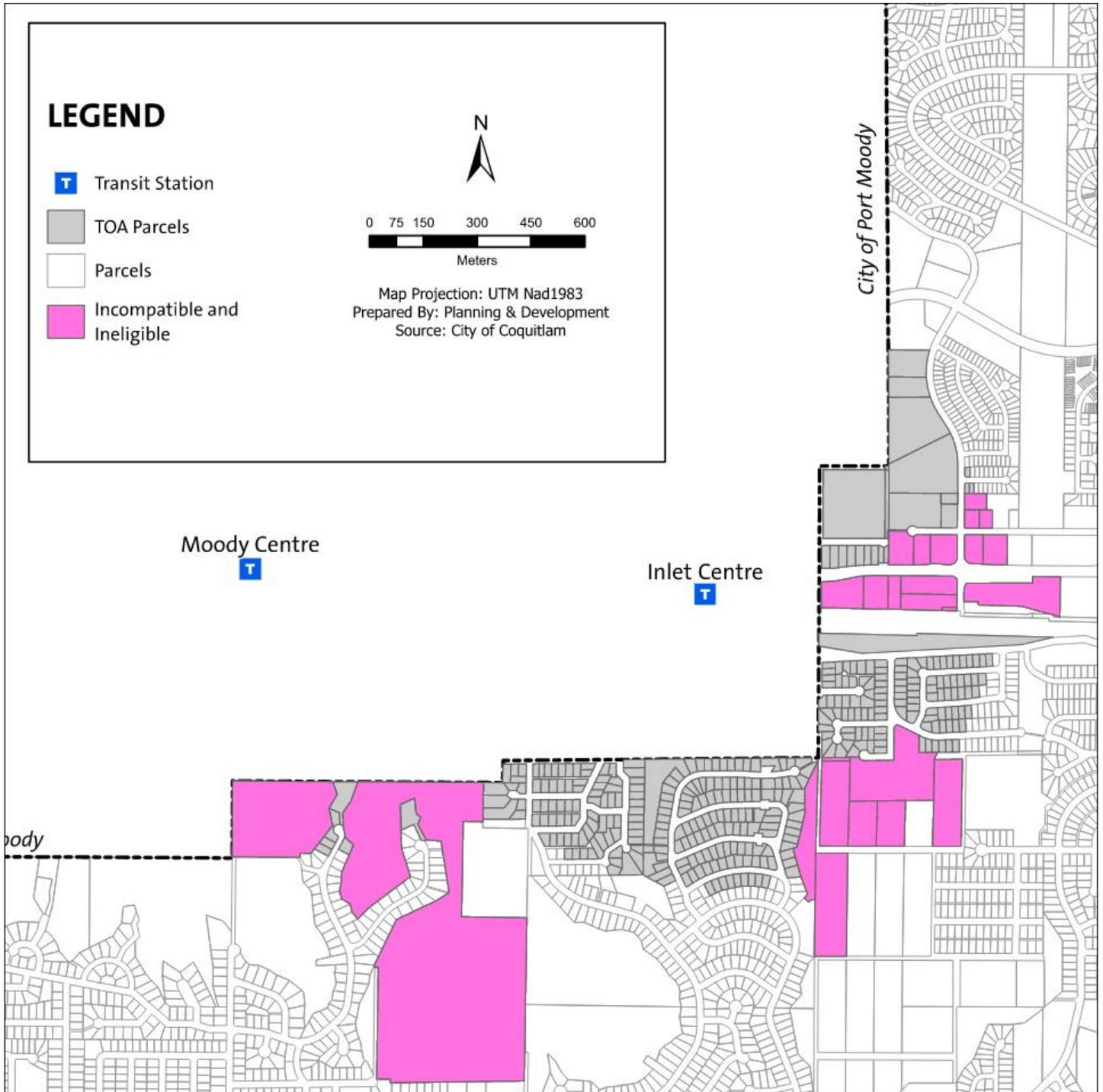
Incompatible and Ineligible Parcels

Maps 1 through 4 identify parcels where the Official Community Plan land use designation is not compatible with residential uses, as well as parcels that are also ineligible for the Transit-Oriented Area regulations based on zoning. Other restrictions are not shown.

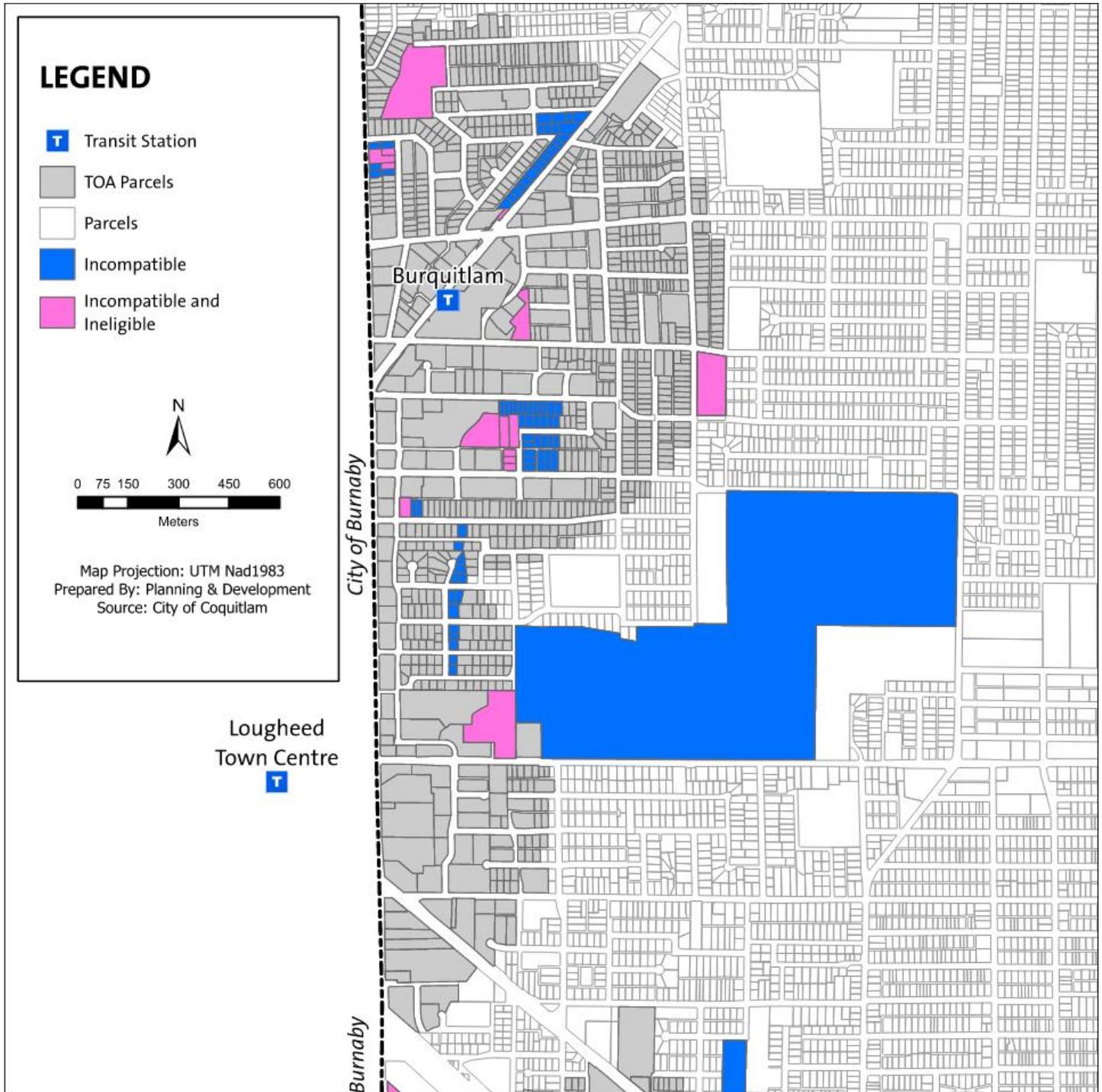
Map 1: Incompatible and Ineligible Parcels - Lafarge Lake-Douglas, Lincoln and Coquitlam Central Stations



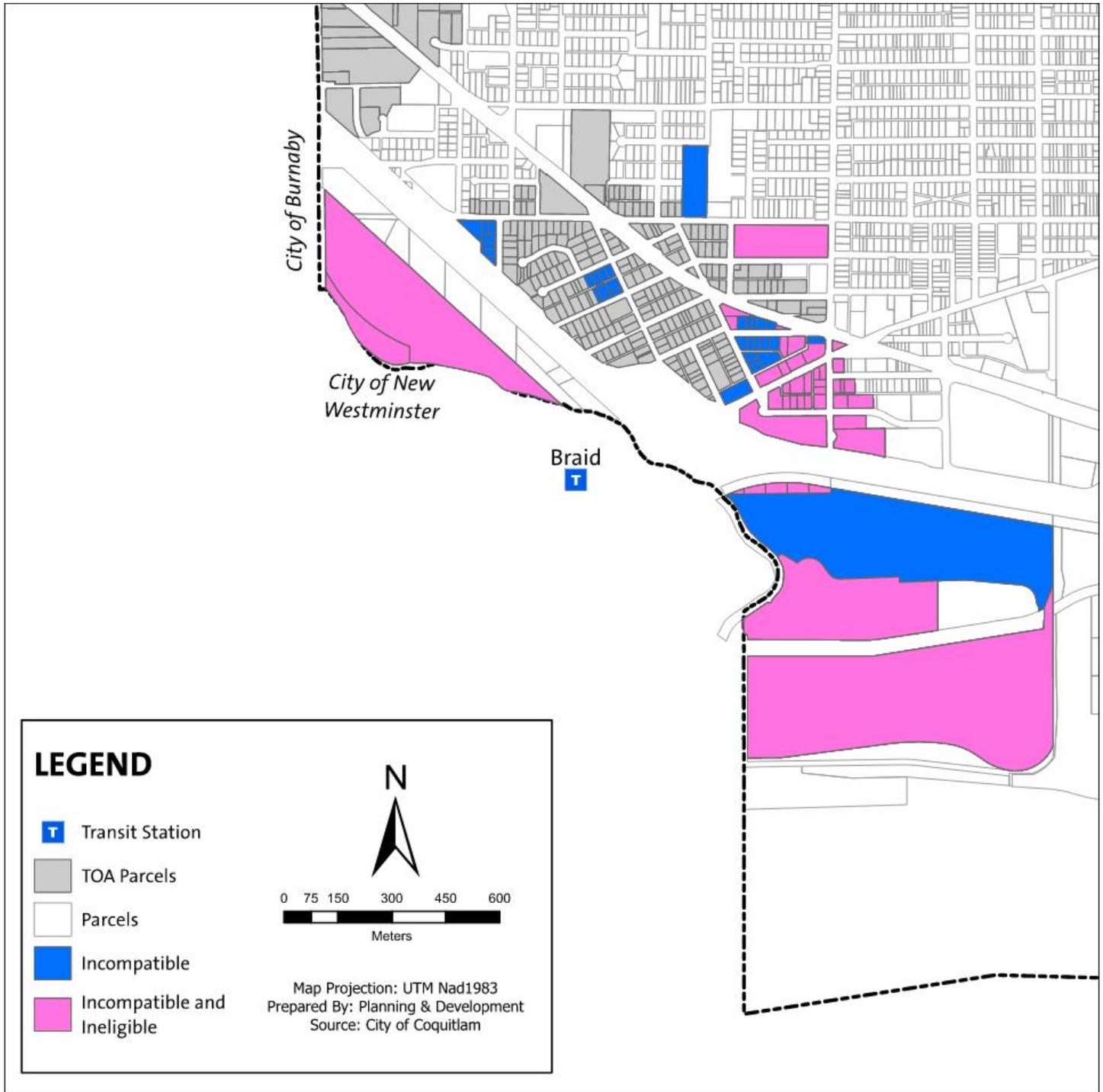
Map 2: Incompatible and Ineligible Parcels - Moody Centre and Inlet Centre Stations



Map 3: Incompatible and Ineligible Parcels - Burquitlam and Lougheed Stations



Map 4: Incompatible and Ineligible Parcels - Braid Station



For more information, please visit coquitlam.ca/Transit-Oriented-Areas or contact Development Services by email: devinfo@coquitlam.ca or phone: 604-927-3430.