





Land Use Designation Key

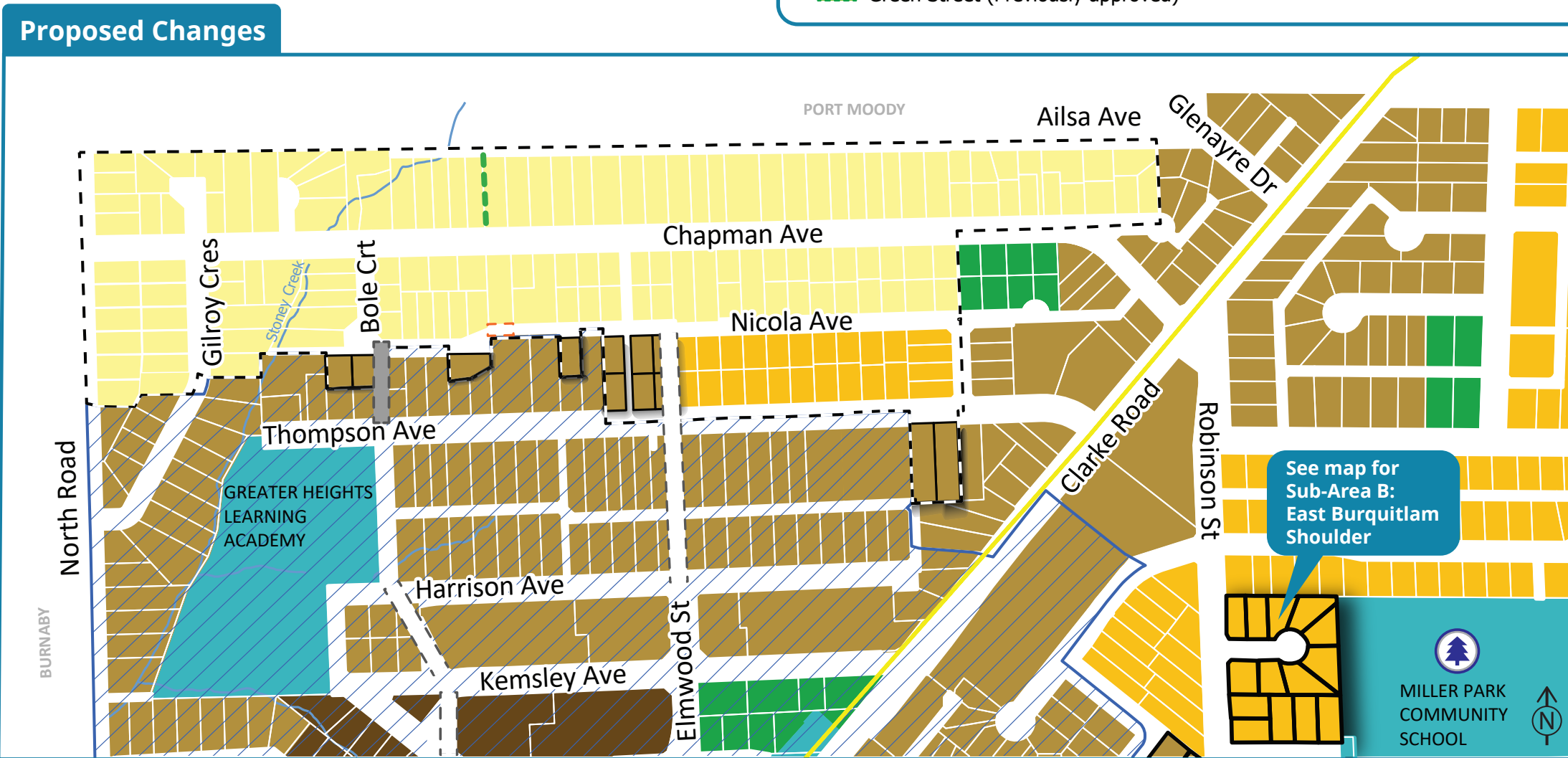
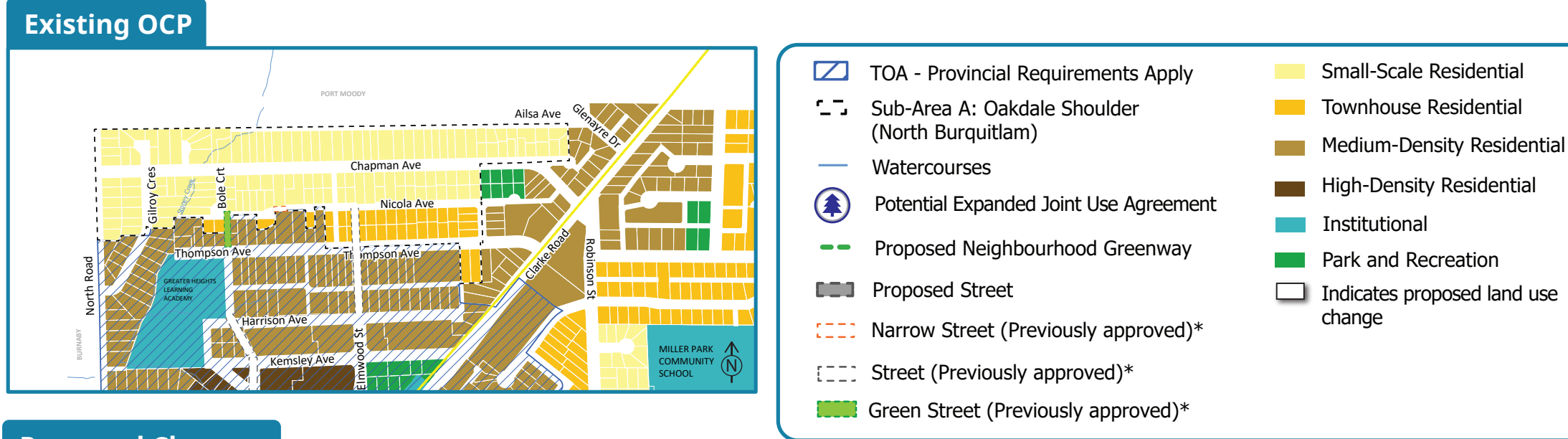
Designation	Allowable Land Uses	What this might look like
Small-Scale Residential	<ul style="list-style-type: none"> Residential Local-serving Commercial Civic 	<p>Small-scale housing including detached homes, secondary suites, duplexes, triplexes, fourplexes, cottage homes, for example.</p> <p>Height limit: 3 storeys</p>
Townhouse Residential	<ul style="list-style-type: none"> Residential Local-serving Commercial Civic 	<p>Rowhousing, townhousing and stacked townhousing.</p> <p>Height limit: 3 to 4 storeys</p>
Medium-Density Residential	<ul style="list-style-type: none"> Residential Local-serving Commercial Civic 	<p>Mid-rise apartments and townhouses with potential for shops, services and amenities on lower floors.</p> <p>Height limit: 8 storeys, or up to 12 storeys where located within 200m to 400m of a Skytrain station.</p>
High-Density Residential	<ul style="list-style-type: none"> Residential Local-serving Commercial Civic 	<p>High-rise apartments and townhouses with potential for shops, services and amenities on lower floors.</p> <p>No height limit*</p>
Neighbourhood Centre	<ul style="list-style-type: none"> Residential Commercial Civic 	<p>Mid- to high-rise buildings with a mix of uses, including apartments, townhouses, shops, services, offices and amenities.</p> <p>Various local height limits*</p>
Transit-Oriented Mixed-Use	<ul style="list-style-type: none"> Residential Commercial Civic 	<p>High-rise buildings with a mix of different uses, including apartments, shops, services, offices, and amenities.</p> <p>No height limit</p>
City Centre	<ul style="list-style-type: none"> Residential Commercial Civic 	<p>Coquitlam's downtown hub. High-rise buildings with a mix of uses, including apartments, townhouses, shops, services, amenities, offices and civic uses.</p> <p>No height limit</p>
Institutional	<ul style="list-style-type: none"> Civic Institutional 	<p>Colleges, schools, libraries, and community centres, for example.</p> <p>Height limit: 3 storeys</p>
Commercial	<ul style="list-style-type: none"> Commercial 	<p>Grocery stores, gas stations, restaurants, medical clinics, cafes and other shops, services and amenities, for example.</p> <p>Height limit: 2 storeys</p>

Designation	Allowable Land Uses	What this might look like
Commercial Recreation	<ul style="list-style-type: none"> Commercial Recreation Accessory Commercial 	<p>Golf courses, gun ranges and sports clubs, for example.</p>
Business Enterprise	<ul style="list-style-type: none"> Commercial Light Industrial 	<p>Commercial and light industrial uses like bike shops, breweries, dog daycares, home improvement stores and offices, for example.</p> <p>Height limit: 8 storeys</p>
Industrial	<ul style="list-style-type: none"> Industrial Limited Commercial 	<p>Heavy industrial uses like auto shops, car washes, mills, lumber yards, shipping facilities as well as shops and services, for example.</p> <p>Height limit: 6 storeys</p>
Park and Recreation	<ul style="list-style-type: none"> Recreation Protected Areas 	<p>Parks, playgrounds, sports fields and natural areas, for example.</p>
Transit-Oriented Area Reserve	<ul style="list-style-type: none"> Identifies areas within 800 metres of a rapid transit station as prescribed by the Local Government Act, where provincial minimum allowances with respect to density and height apply, but where comprehensive planning and servicing must first be addressed. 	
 Proposed Park	<ul style="list-style-type: none"> A new park with potential amenities like playgrounds, walking paths, picnic areas, etc. 	
 Proposed Park Expansion	<ul style="list-style-type: none"> An expansion of an existing park to increase the variety of park amenities. 	
 Proposed Park Enhancement	<ul style="list-style-type: none"> Re-investment in an existing park. May include adding a playground, upgrading infrastructure, etc. 	
 Potential Expanded Joint Use Agreement	<ul style="list-style-type: none"> Potential sites for a future expansion to the Master Joint Use Agreement with School District 43. Joint use partnerships better utilize public lands for both students and the community. Sites to be confirmed through future collaboration with School District 43. 	

*Various local height limits may apply in accordance with Schedule "P" to the Zoning Bylaw.

Sub-Area A: Oakdale Shoulder (North Burquitlam)

(Related to Bylaw No. 5513, 2026)

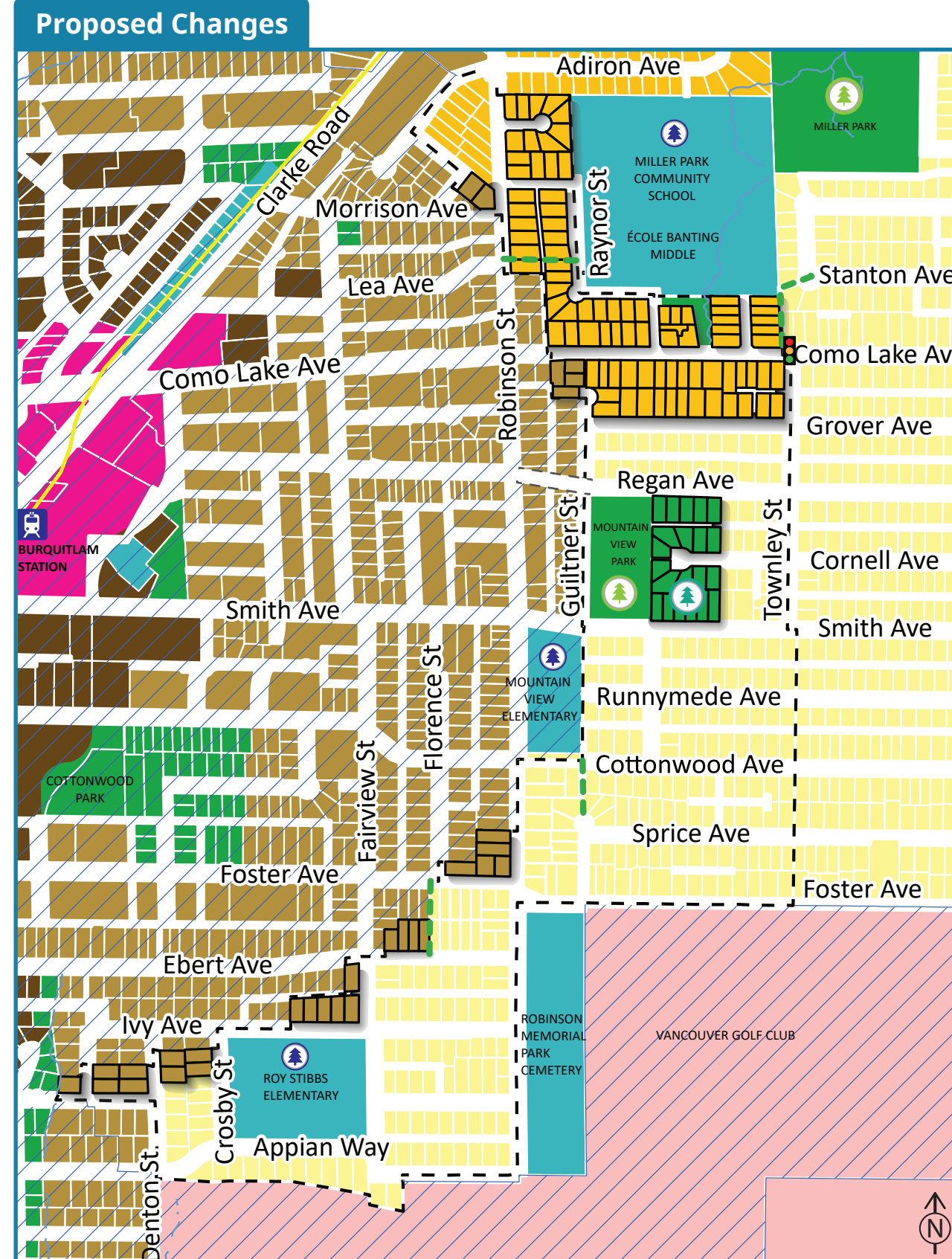
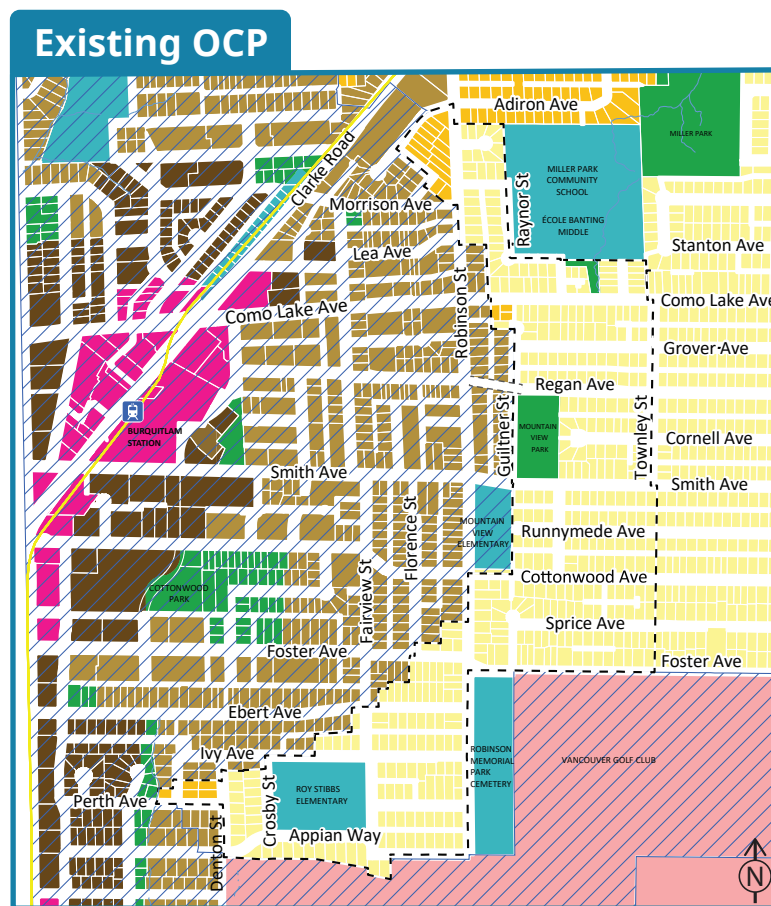


*Previously approved by Council through the Burquitlam-Lougheed Neighbourhood Plan. Only previously approved streets which intersect or impact the sub-area are shown. Please refer to the Burquitlam-Lougheed Neighbourhood Plan for more information.

Note: Proposed changes within the Sub-Area A boundary are the focus of this map. Other proposed changes in adjacent sub-areas are included for context only.

Sub-Area B: East Burquitlam Shoulder

(Related to Bylaw No. 5514, 2026)

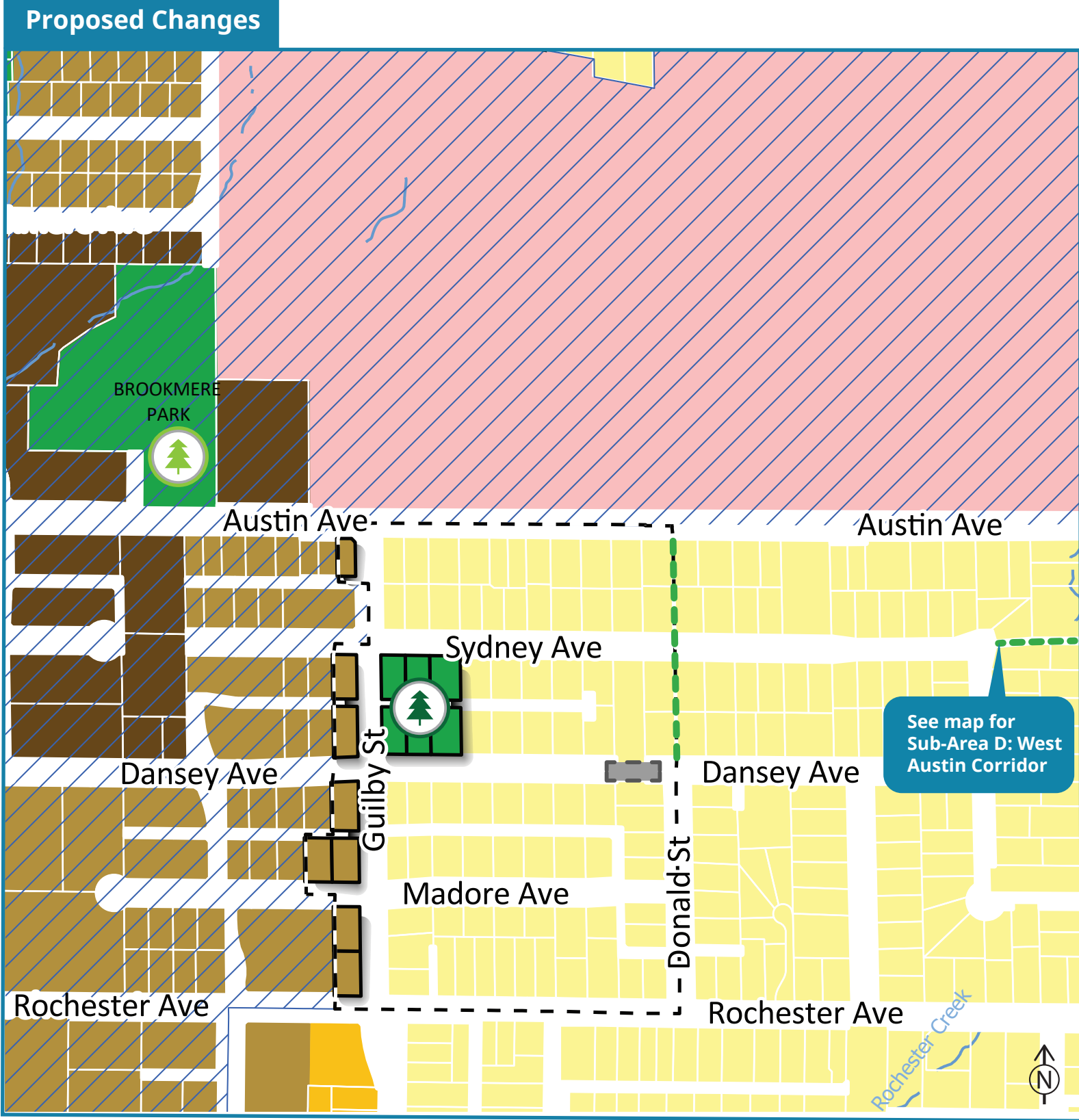
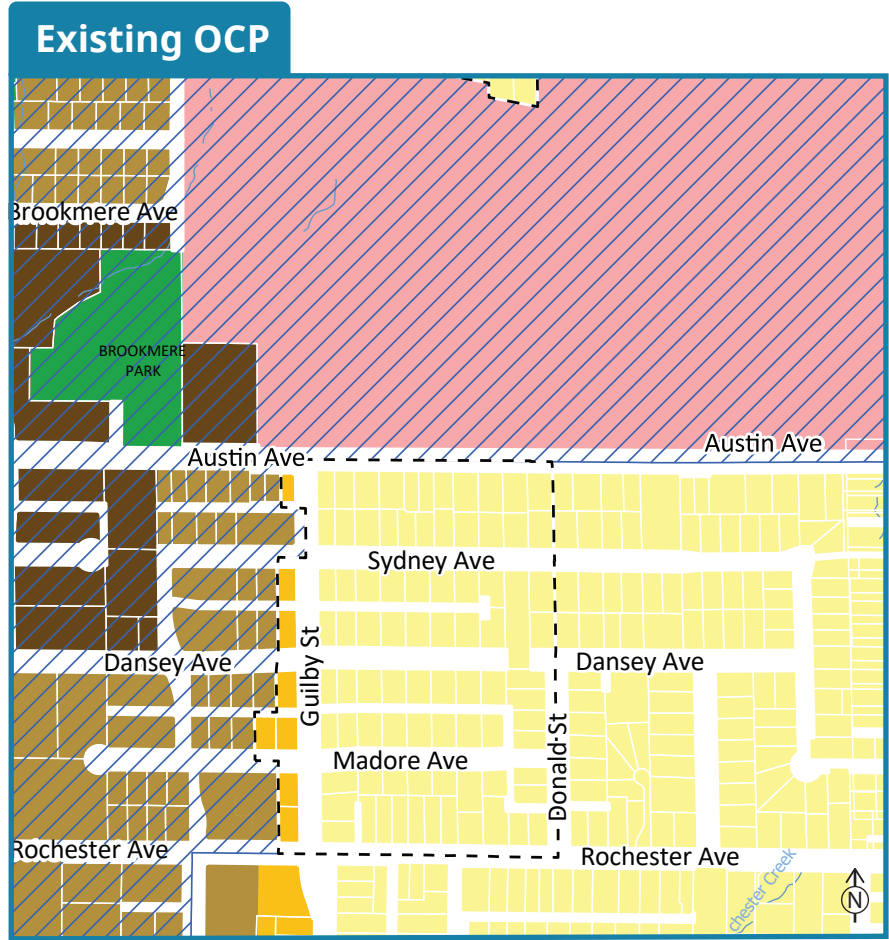


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| TOA - Provincial Requirements Apply | Proposed Traffic Signal |
| Sub-Area B: East Burquitlam Shoulder | Proposed Neighbourhood Greenway |
| Watercourses | Small-Scale Residential |
| Proposed Park | Townhouse Residential |
| Proposed Park Enhancement | Medium-Density Residential |
| Proposed Park Expansion | High-Density Residential |
| Potential Expanded Joint Use Agreement | Transit-Oriented Mixed-Use |
| Street (Previously approved)* | Institutional |
| | Commercial Recreation |
| | Park and Recreation |
| | Indicates proposed land use change |

*Previously approved by Council through the Interim OCP. Only previously approved streets which intersect or impact the sub-area are shown. Please refer to the Burquitlam-Lougheed Neighbourhood Plan for more information.

Sub-Area C: West Austin Shoulder

(Related to Bylaw No. 5515, 2026)

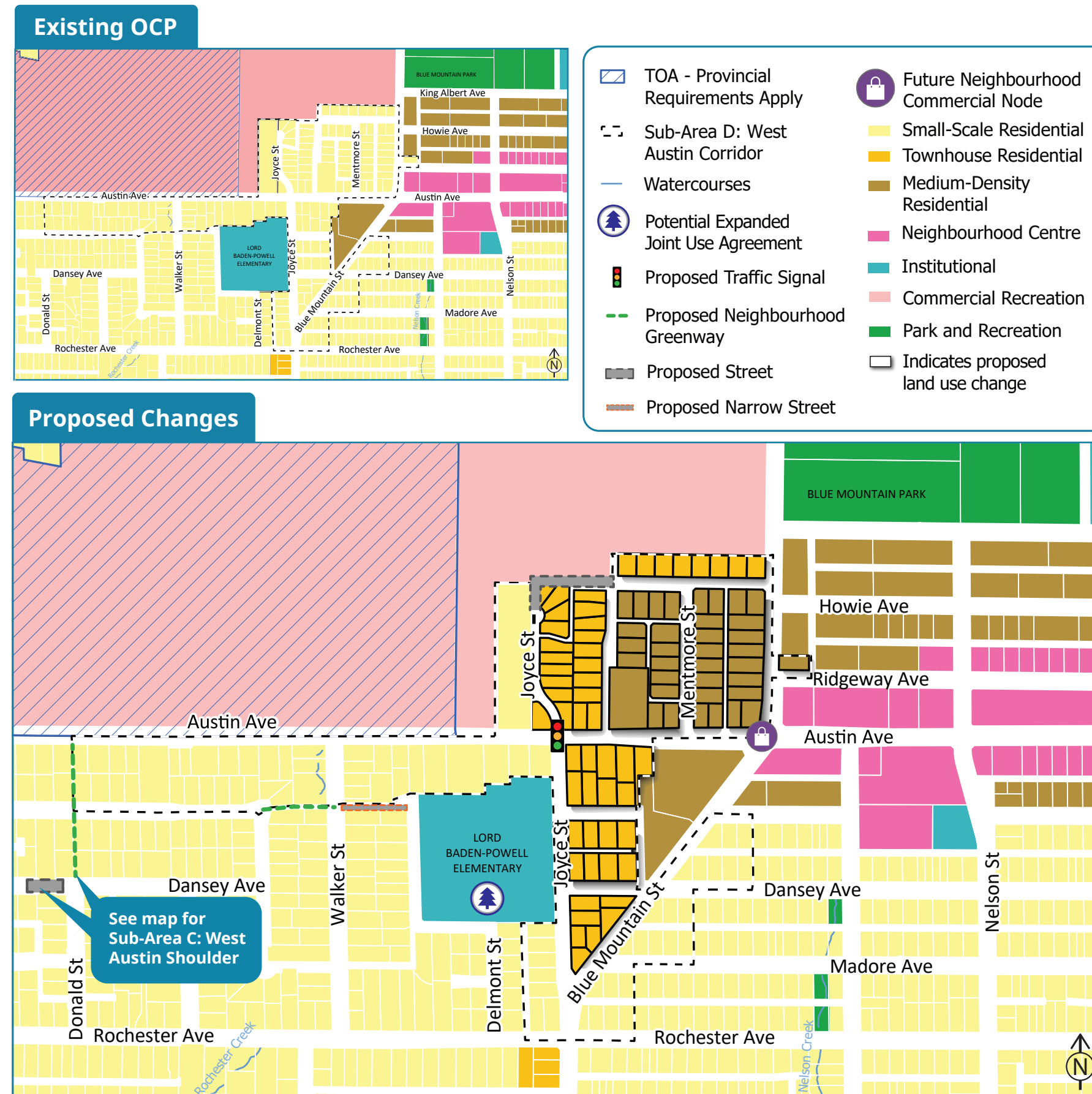


TOA - Provincial Requirements Apply	Small-Scale Residential
Sub-Area C: West Austin Shoulder	Townhouse Residential
Watercourses	Medium-Density Residential
Proposed Park	High-Density Residential
Proposed Park Enhancement	Commercial Recreation
Proposed Neighbourhood Greenway	Indicates proposed land use change
Proposed Street	

Note: Proposed changes within the Sub-Area C boundary are the focus of this map. Other proposed changes in adjacent sub-areas are included for context only.

Sub-Area D: West Austin Corridor

(Related to Bylaw No. 5516, 2026)

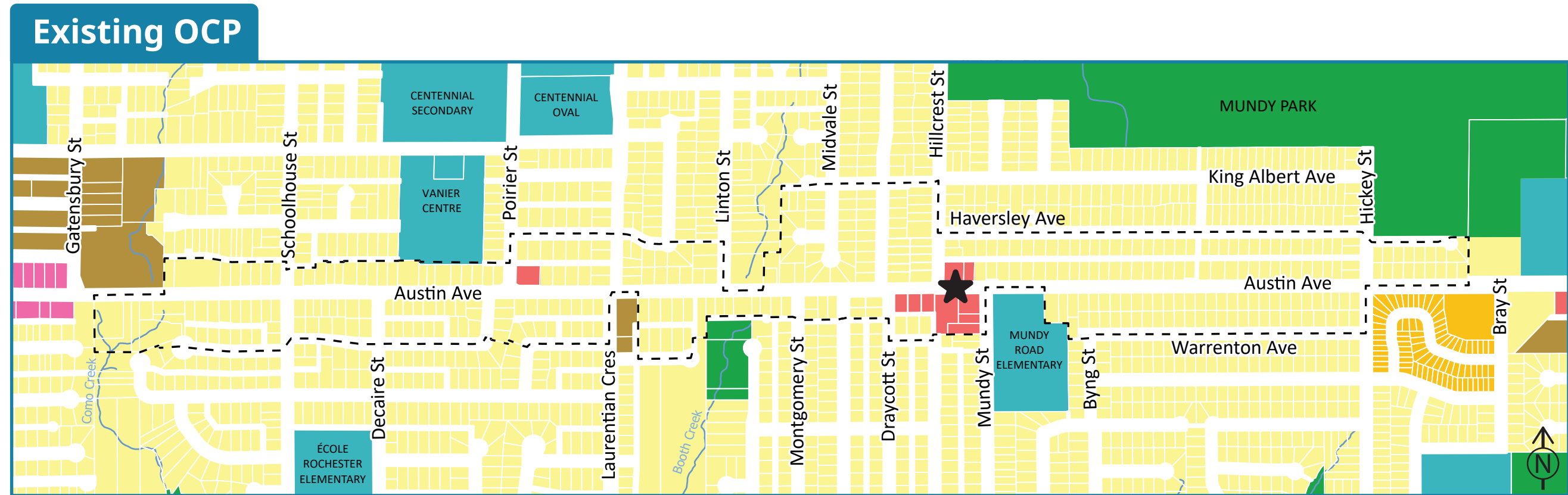


Note: Proposed changes within the Sub-Area D boundary are the focus of this map. Other proposed changes in adjacent sub-areas are included for context only.

Sub-Area E: East Austin Corridor

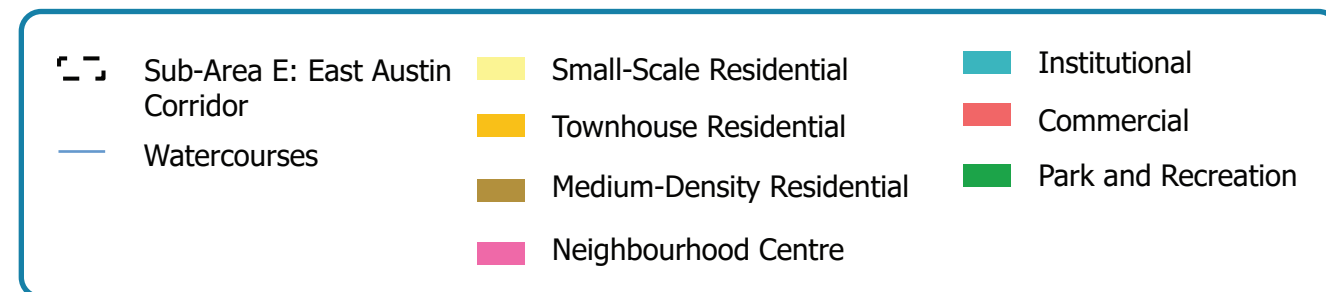
(No proposed land use designation changes)

(Related to Bylaw No. 5519, 2026)



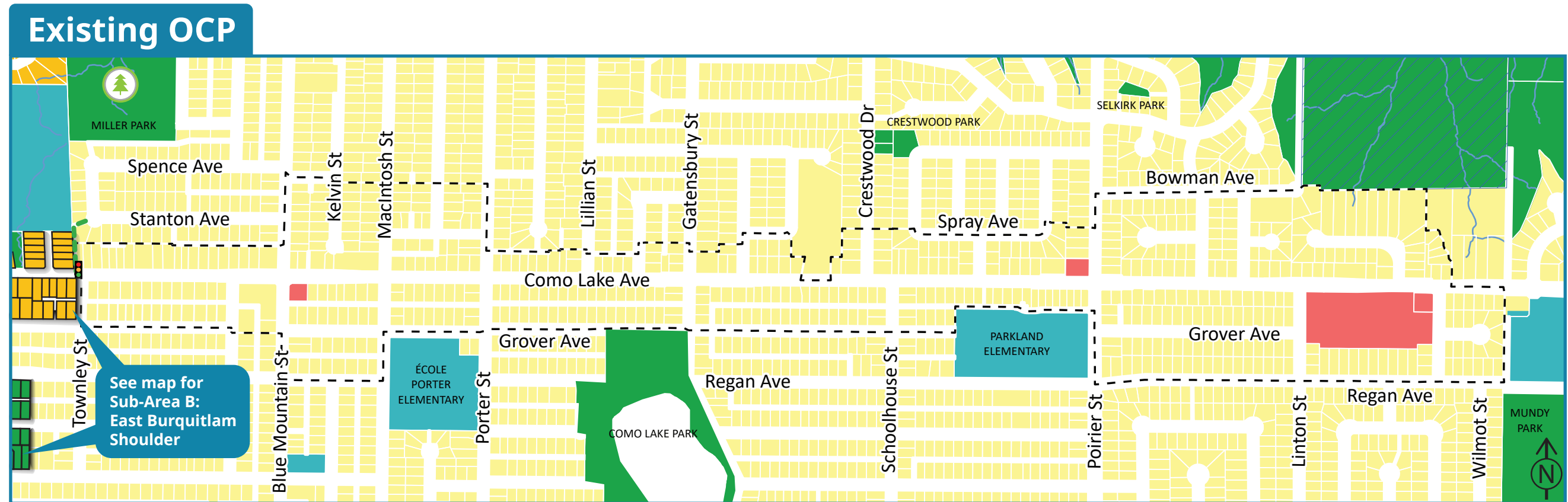
Note: No land use designation changes are proposed for Sub-area E.

★ Proposed update to OCP Figure 7: “Coquitlam’s Envisioned Complete Communities” to include Austin Mundy (indicated with a star on the map). Refer to the sub-section titled “Supporting the Redevelopment of Aging Commercial sites on Corridors” in the Council report for more information.



Sub-Area F: Como Lake Corridor

(No proposed land use designation changes or bylaw amendments)



Note: While there are no proposed changes within the Sub-area F boundary, other proposed changes in adjacent sub-areas are included for context.

