

Public Hearing June 22, 2026,
Item 2 – Density Bonus, Rental
Incentives and High-Density
Zones – OCP and Zoning
Amendment Bylaws (PROJ 26-045)
Submissions

CORRESPONDENCE TABLE

Type of Consultation PH/DVP/TUP/s475, ETC		Public Hearing – Density Bonus, Rental Incentives and High-Density Zones – Item 2		
ADDRESS(ES)		Density Bonus, Rental Incentives and High-Density Zones PROJ 26-045 Bylaw Nos. 5546, 2026 and 5521, 2026		
CONSULTATION PERIOD		June 11 – 22		
Label		Public Hearing – 2026/06/22 Item 2 – Density Bonus, Rental Incentives and High-Density Zones Submission 2.8		
Correspondence #	Correspondent	Date Received	Address/ City of Residence	Processed by (your initials)
Submissions received up to 12:00 p.m. on Wednesday, June 17, 2026				
1.	Chris Jantzen	May 29, 2026	N/A	AV
2.	Jenny Cheng	June 2, 2026	Coquitlam	AV
3.	Stefanie Deutsch	June 12, 2026	HOUSE NO. [REDACTED] Chapman Avenue, Coquitlam	AV
4.	Mrs. E. Morwood	June 16, 2026	HOUSE NUMBER [REDACTED] Bowman Avenue, Coquitlam	AV
5.	Jen	June 16, 2026	Coquitlam	AV
Submissions received after 12:00 p.m. on Wednesday, June 17, 2026				
6.	Tim Stephens	June 18, 2026	Lakeside Terrace, Coquitlam	AV
7.	Jenny Cheng Submission 2	June 20, 2026	3070 Guildford Way, Coquitlam	AV
8.	Jon Ma	June 22, 2026	720 Farrow Street, Coquitlam	AV

Information on this form is collected for the purposes of administering the Public Hearing process. Staff are reminded that names, addresses and other contact information is considered personal information and should be handled in accordance with the Freedom of Information and Protection of Privacy Act. If you have questions regarding this form or the use of the information on the form please speak with the Legislative Services Division.

Vukovic, Andreea

From: Chris Jantzen **Personal Email Address**
Sent: Friday, May 29, 2026 10:19 AM
To: Clerks Dept
Cc: Housing Changes
Subject: Re: Section 475 - High-density Areas

Good morning,

Thank you for your response. Yes, please keep it on file for if this goes to a public hearing.

Thanks,
Chris

On Fri, May 29, 2026, 10:06 a.m. Clerks Dept <Clerks@coquitlam.ca> wrote:

Good Morning,

Thank you for your email dated May 27, 2026 regarding the Amendment to the Citywide Official Community Plan Bylaw (OCP) – for Properties in High-Density Areas.

We appreciate your interest in this application and the time that you have taken to participate in the public consultation process. This consultation period closed on May 20, 2026. However, this was early consultation for an application that will be going to Council for First Reading on Monday, June 1, 2026 for a potential Public Hearing. I have copied the Project Team for this application for your information.

Please let us know if you would like us to keep this response on file for if the application is brought forward to a Public Hearing.

Kind regards,

City Clerks

Legislative Services Division

City of Coquitlam

From: Chris Jantzen **Personal Email Address**
Sent: Wednesday, May 27, 2026 10:06 AM
To: Clerks Dept <Clerks@coquitlam.ca>
Subject: Section 475 - High-density Areas

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns please contact ICT Support.

I'm pleased to see the Coquitlam municipality is considering moving Tier 1 transit zones to mixed use designations. This is an important next step forward. Mixed use zoning creates more walkable neighbourhoods where the residents can access daily needs and employment. This works towards the goal of building more accessible 15 minute cities that make transit, walking and other non-car forms of movement more viable. Considering the new tier 1 transit zones have limited parking capacity requirements, this is even more important to work towards. I hope we'll see this initiative move forward.

Sincerely,

Chris

Vukovic, Andreea

From: Jenny Cheng **Personal Email Address**
Sent: Tuesday, June 2, 2026 12:17 AM
To: Clerks Dept
Subject: Re: Section 475 – High-Density Areas (Late Submission for Council's Consideration)

Categories: Andreea

Dear team,

Yes please keep it on file. Thank you.

Best regards,
Jenny

On Fri, May 29, 2026 at 10:05 Clerks Dept <Clerks@coquitlam.ca> wrote:

Good Morning,

Thank you for your email dated May 25, 2026 regarding the Amendment to the Citywide Official Community Plan Bylaw (OCP) – for Properties in High-Density Areas.

We appreciate your interest in this application and the time that you have taken to participate in the public consultation process. This consultation period closed on May 20, 2026. However, this was early consultation for an application that will be going to Council for First Reading on Monday, June 1, 2026 for a potential Public Hearing. I have copied the Project Team for this application for your information.

Please let us know if you would like us to keep this response on file for if the application is brought forward to a Public Hearing.

Kind regards,

City Clerks

Legislative Services Division

City of Coquitlam

From: Jenny Cheng **Personal Email Address**
Sent: Monday, May 25, 2026 1:21 PM
To: Clerks Dept <Clerks@coquitlam.ca>
Subject: Section 475 – High-Density Areas (Late Submission for Council's Consideration)

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Dear Mayor and Members of Council,

RE: Public Consultation Opportunity – Amendment to the Citywide Official Community Plan Bylaw (OCP) – for Properties in High-Density Areas (Doc #: 6035841.v7)

I am writing as the owner of a property located within the affected Tier 1 Transit-Oriented Area in Coquitlam. I would like to formally voice my opposition to the proposed OCP amendment that seeks to change the land use designation of Tier 1 properties from High-Density Residential to Transit-Oriented Mixed-Use.

Although the official deadline for written submissions was May 20, 2026, I respectfully request that the Legislative Services Division accepts this letter as **Late Correspondence** and distributes it to the Mayor and Council prior to any final votes or decisions on this bylaw amendment.

My primary concerns regarding this mandatory "Mixed-Use" designation include:

- 1. Undue Burden on Future Redevelopment:** Forcing residential properties to include a mandatory commercial component adds significant financial risk, higher development costs, and complexity. This could inadvertently stall future revitalization projects in our neighborhood.
- 2. Impact on Property Control:** While the notice states this does not affect current usage, changing the OCP designation places long-term restrictions on how we, the property owners, can manage and redevelop our properties in the future.
- 3. Environmental and Noise Pollution:** Transitioning from purely residential to mixed-use means introducing retail,

restaurants, or services directly underneath or adjacent to our homes. This will inevitably result in increased commercial noise, waste management issues, food odors, and late-night disturbances, severely degrading our current quiet living environment.

4. Infrastructure and Population Strain: A rapid shift to high-density mixed-use will cause a sudden influx of both residents and commercial traffic. I am highly concerned that our local infrastructure—including neighborhood roads, street parking, public parks, and community facilities—is not equipped to handle this level of population congestion and traffic safety hazards.

I urge Council to reconsider this blanket amendment and instead look for alternative solutions that incentivize commercial growth near transit without placing mandatory constraints on existing high-density residential properties.

Thank you for your time and for considering my feedback. I look forward to your response and further updates regarding any upcoming Public Hearings on this matter.

Sincerely,

Jenny

Vukovic, Andreea

From: Stefanie Deutsch Personal Email Address
Sent: Friday, June 12, 2026 1:11 PM
To: Clerks Dept
Subject: Public Hearing Notice: High-Density Areas and Rental Incentives

Categories: Public Hearing

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HI,

I agree with all of the proposed changes.

Thanks

Stefanie Deutsch
PHONE NUMBER Chapman Avenue

Vukovic, Andreea

From: Personal Email Address
Sent: Tuesday, June 16, 2026 11:49 AM
To: Clerks Dept
Subject: High-Density Areas

Importance: High

Categories: Andreea

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns please contact ICT Support.

I want to know exactly what area this will affected?

We are off Como Lake Ave.

The infrastructure is very poor here and Also on Austin Ave.

I am not in favor of high rises, but 3 to 4 floors would work.

It doesn't matter what is built people can't afford any of them our taxes allow including the water billing is almost \$ 7,000.00 with the seniors grant.

I am very concern that Mundy Park is in someones sights but it is Coquitlams gem and must not be touched.

Who cares what the Prov. Government whats it is time for the Municipal governments stand up for the citizens of Coquitlam,

I am sure that the PM's have properly never come to the tri-city's to see what is going on!

Regards

Mrs. E. Morwood
Bowman Ave
Coquitlam B.C.
V3J 6E2

Vukovic, Andreea

From: J Bear **Personal Email Address**
Sent: Tuesday, June 16, 2026 3:28 PM
To: Clerks Dept
Cc: Housing Changes
Subject: Public Hearing - High Density Areas

Categories: Public Hearing

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns please contact ICT Support.

Good afternoon,

This email is to voice concerns about the future of Coquitlam.

The citizens of Coquitlam do NOT want all the high rises to block the view of the mountains. We do NOT want all the added congestion to the already congested traffic on the roads. The old Coquitlam Chrysler site is something that needs to be stopped! The amount of building that is proposed there is terrible and is destroying our city. We do NOT want to live in a concrete jungle. Burnaby has been ruined and we do NOT want the same here in Coquitlam. You need to listen to the citizens here and NOT to the Provincial government that is trying to control our city. We do NOT want your proposed 15 minute city and we will NOT go down without fighting for our rights to live in a more rural calm area. I really do NOT want to move out of Coquitlam.

Our appointed people in the city need to listen to their constituents and not be driven by greedy people lining their pockets with our tax dollars and not using them how the citizens want. Election time will be the time to remove the people that do NOT listen to the people that vote them in.

On Monday night I want it to be on record that I do NOT want all this Provincial Bully stuff running our city. We are a city on our own and do NOT need higher government telling us how to develop our city. It is crowded enough and doesn't need anymore high rises!! I want to be able to see the mountains and drive through the city without more traffic caused by these high rises. It needs to STOP now!! I really hope this doesn't fall on deaf ears!!

Sincerely,

Jen

Vukovic, Andreea

From: Tim Stephens **Personal Email Address**
Sent: Thursday, June 18, 2026 6:50 PM
To: Clerks Dept
Subject: Public Hearing – High-Density Areas

Categories: Public Hearing

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns please contact ICT Support.

To the Legislative Services Division and whom it may concern:

I am writing in support of the proposed Official Community Plan and zoning amendments related to Transit-Oriented Mixed-Use development and high-density areas.

I appreciate that the City’s notice clearly states these amendments do not require any property owner to sell, redevelop, or change the current use of their property. I believe that clarification is important for residents.

As an owner at Lakeside Terrace, LMS 600, I view these amendments primarily as a long-term planning exercise rather than an immediate development proposal affecting our community of approximately 540 homes.

Lakeside Terrace occupies a unique location within Coquitlam City Centre. Our property is within walking distance of SkyTrain, Lafarge Lake, parks, community amenities, and commercial services. It also contains significant mature landscaping, open space, water features, and an established residential community.

For that reason, I support the City’s efforts to create planning tools that encourage complete communities near rapid transit. Should redevelopment ever be considered by property owners in the future, I hope the conversation will focus not only on housing density but also on livability, environmental quality, public spaces, accessibility, community amenities, and high-quality urban design worthy of this important City Centre location.

In my view, transit-oriented development presents an opportunity to create neighbourhoods where people can live, work, shop, access services, and enjoy public spaces with less dependence on private automobiles. Those are worthwhile objectives.

Lakeside Terrace represents a rare full-block site in the City Centre. While any future redevelopment decisions remain entirely in the hands of property owners, I believe thoughtful long-range planning today can help ensure that future opportunities, whenever they arise, contribute positively to both residents and the broader Coquitlam community.

Thank you for providing residents the opportunity to participate in this process.

Respectfully,

Tim Stephens
Lakeside Terrace Owner

Coquitlam, BC

Safe, Have fun
and very best regards,

Tim

C: Personal Phone Number

Personal Email Address

(And if you're up for it, give Terry Fox Foundation a nod 🐾)

Vukovic, Andreea

From: Jenny Cheng **Personal Email Address**
Sent: Saturday, June 20, 2026 11:11 PM
To: Clerks Dept
Subject: Public Hearing – High-Density Areas (Opposition to Bylaw No. 5546 and No. 5521)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns please contact ICT Support.

To Whom It May Concern,

I am writing to express my strong opposition to the proposed Official Community Plan Amendment Bylaw No. 5546, 2026, and Zoning Amendment Bylaw No. 5521, 2026. As a local resident, I am deeply concerned about the severe negative impacts these high-density amendments will have on our neighborhood’s safety, infrastructure, and environmental ecosystem.

My primary objections are ordered by urgency and impact below:

1. Escalating Public Safety and Neighborhood Security Issues

Our community is already struggling with a noticeable decline in public safety, an unresolved homeless crisis, and a rising number of residential break-ins. Introducing high-density, mixed-use zoning will inevitably attract a large influx of transient individuals to our quiet residential streets, exacerbating these existing vulnerabilities.

Furthermore, our local schools have recently experienced lockdowns, putting families on high alert. Pouring more population into the area before securing basic community safety is highly irresponsible.

2. Severe Traffic Congestion and Infrastructure Strain

Traffic in this area is already heavily congested during peak hours. High-density developments will bring thousands of additional vehicles and database capacity issues, completely paralyzing our local road network. The current infrastructure is simply not equipped to handle this level of density, and it will drastically increase response times for emergency services.

3. Destruction of Local Wildlife and Ecological Impact

The transition to high-density high-rises requires significant land clearance, which means losing our precious local green spaces and mature trees. This will directly destroy the natural habitats of local wildlife and urban birds, disrupting the regional ecological balance. Preserving biodiversity and our natural environment should be a priority, not secondary to rapid urbanization.

4. Construction Pollution (Noise and Air Quality)

The inevitable years of massive construction will subject our neighborhood to constant, unbearable noise pollution and excessive dust. This will severely degrade the daily quality of life and pose health risks to families and young children living nearby.

5. Failure to Prioritize Existing Community Needs

The City should prioritize resolving current critical issues—such as strengthening local policing, addressing homelessness, expanding school capacities, and upgrading roads—before changing zoning laws to allow further overcrowding.

For the reasons stated above, I urge the City Council to reject these proposed amendments and focus instead on preserving the safety, livability, and natural environment of our community.

Please ensure my objection is recorded as part of the official public record for the upcoming Public Hearing.

Sincerely,

Jenny Cheng
3070 Guildford Way Coquitlam BC V3B 7R8

Vukovic, Andreea

From: Jon Ma **Personal Email Address**
Sent: Monday, June 22, 2026 10:09 AM
To: Clerks Dept
Subject: Public Hearing - High Density Areas

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns please contact ICT Support.

Dear Council,

As a resident of 720 Farrow Street, I am writing to express my opposition to the proposed amendment to the Official Community Plan (OCP) designation for 720 Farrow Street from High-Density Residential to Transit-Oriented Mixed-Use.

I understand that these amendments are intended to support future growth around transit stations and align with recent provincial legislation. However, applying these changes to a building that was only recently completed at the end of 2025 and is expected to remain in use at least 60 years does not appear practical or necessary at this time.

Furthermore, both 720 and 708 Farrow Street already meet the provincial minimum density requirements for Tier 1 Transit-Oriented Areas, including the minimum building height of 20 storeys. As part of the development, 708 Farrow Street also contributed to the City's housing objectives by providing a broader range of housing options through the Housing Affordability Strategy (HAS) incentives.

Given these considerations, I respectfully request that Council reconsider the proposed OCP amendment for 720 Farrow Street.

Thank you for your time and consideration.

Kind regards,
Jon
720 Farrow Street