

## ACKNOWLEDGEMENT

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Tri-Cities Welcoming Communities

For a project of this nature, there are many organizations and individuals who, at some point in the process, take time to assist in bringing the Profile together, but who go unmentioned simply because of the constraints of space and because they are so great in number. To those people and organizations, the Chamber of Commerce extends its appreciation for their work and effort toward a job well done.

Much of the statistical information in the Economic Profile is obtained from Statistics Canada's 2016 Census. We work very hard to verify all the published statistics but absolute accuracy cannot be guaranteed due to the multiple sources accessed.

June 2019

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## INTRODUCTION

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Rarely does a community combine the pleasant surroundings of suburban life with all the amenities required by business to facilitate economic activity. Coquitlam, Port Coquitlam, and Port Moody – each one unique from the other – have come together as a unified region to provide the best possible recipe for the encouragement of economic growth.



The Tri-Cities area is one of the fastest growing regions in Metro Vancouver. It has attracted substantial industrial and commercial development in the past 35 years and it is continuing to grow. Presently, 235,000 people reside within the region.

This community's steady growth and current status is evidenced by one of the largest malls in BC, a modern hospital, churches of numerous denominations, and an extensive range of community services. With an effective system of public and private schools, and close proximity to various post-secondary institutions, the facilities combine to

provide a rich quality of life, not only to its residents, but also to businesses and industrial enterprises located within the region.

This profile of the Cities of Coquitlam, Port Coquitlam, and Port Moody is intended to provide answers to the most frequently asked questions about this community. It provides comprehensive information for existing and potential entrepreneurs, as well as individuals and corporations seeking a factual overview of this region's history, people, industries, commerce, resources, and amenities. The most up-to-date information has been provided and, although believed to be correct, cannot be guaranteed. Those seeking further information are invited to contact:



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## **1.0 COMMUNITY CHARACTER & IDENTITY**

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The character and identity of a community cannot readily be described in statistical terms. The final result in the feeling, character, and dedication of a community is made possible only by the immense interactions of human, industrial, and economic resource management. This section provides basic information on the historical development of the community. The regional history, community life within this region, and the relationship to industrial and commercial development are outlined.

- 1.1 Community Prospectus
- 1.2 Topography/Geography
- 1.3 Climate
- 1.4 Regional History

## 1.1 COMMUNITY PROSPECTUS

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### *The Tri-Cities at a Glance*

The Tri-Cities region, with an approximate land area of 211 square kilometres, is situated in the Northeast Corner of Metro Vancouver. It has ready access to downtown Vancouver's business district, which is approximately 30 kilometres west of the region's centre. It is also linked to other municipalities by a network of highways, a rail transport system, and a rapid transit *SkyTrain* system updated in 2016. The City of New Westminster, the City of Burnaby, the District of Pitt Meadows, and the City of Surrey lie adjacent to this region. The Canada-United States border is located roughly 30 kilometres to the south.

The Vancouver International Airport (YVR), the second largest airport in Canada, is located about 40 kilometres west. The Abbotsford International Airport (YXX), situated in the Fraser Valley region, is located about 50 kilometres east.

The Tri-Cities are situated near various respected post-secondary institutions, acting as a magnet for well educated, diverse groups of people seeking employment in relatively affordable, connected cities within Metro Vancouver. A large amount of public green space in the form of public trails and parks helps keep locals happy and healthy. Coquitlam, Port Coquitlam, and Port Moody each support the mission of encouraging economic growth while fostering community connections.

### *Coquitlam*

Coquitlam City Centre acts as the urban core of northeast Metro Vancouver. Thanks to an abundance of new urban developments taking place each year, Coquitlam's downtown is becoming an increasingly desirable residence for a diverse, educated population. With the completion of the rapid transport Evergreen Line in late 2016, Coquitlam has become even more connected to the rest of Southwestern BC, and vice versa. Coquitlam Centre, located at the end of the Evergreen Line, is one of the largest shopping centres in Metro Vancouver. It attracts customers to Coquitlam from all around the region. Southern Coquitlam, while more residential, is home to its own fair share of notable communities and establishments. Maillardville, located just north of the Trans-Canada Highway, is the largest Francophone community in British Columbia. The area greatly values its own history and culture, housing multiple different historical and community centres. Also present in South Coquitlam are the Vancouver Golf Club and the Hard Rock Casino Vancouver, both major attractions for visitors in the region.

Coquitlam strives to maintain a high quality of life for its residents, hosting a variety of municipal and provincial parks. Locals have access to hiking trails, campsites, and outdoor sporting facilities. Various rec centres and community arts organizations can be found throughout the city as well. The Evergreen Cultural Centre – a community theatre and arts facility – opened in 1996.

The City encourages commercial and industrial development in order to support local employment and a healthy tax base. By locating to Coquitlam, new industries could expect an inventory of zoned and serviced sites; a large, well trained labour force; and a location along the region's major east-west highway and rail arteries.

## 1.1 COMMUNITY PROSPECTUS (CONT.)

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### ***Port Coquitlam***

The City of Port Coquitlam (colloquially known as *Poco*) is centrally located within the Greater Vancouver Region, partially bordering the Pitt and Fraser Rivers. In order to continue commercial, industrial, and residential growth, Port Coquitlam has taken the past few years to both redevelop its downtown core and expand its reach outwards. A mix of commercial, light industrial, and residential development of the Dominion Triangle adjacent to Lougheed Highway is ongoing, replacing agricultural land along Pitt River. As well, a new recreation complex is currently under construction in the heart of Port Coquitlam, with an anticipated completion date of 2021.

The City maintains this economic growth without sacrificing its abundance of parks, trails, and cultural facilities. Colony Farm, a regional park at the western edge of the city, sports hectares of wildlife protected areas that are unavailable for development. Kwikwetlam First Nation, with a total population of less than 100 people, consists of two reserves immediately north and south of Colony Farm. Saskay Land Development LP, under ownership of the Kwikwetlam Nation, is currently developing the larger north reserve for light industrial, commercial, and residential opportunities.

The City is careful not to encourage high-impact industries that could generate pollution or waste to develop in this area. Port Coquitlam is well-endowed with industrial lands and has recently implemented a “triple bottom line” development policy – environmentally, socially, and financially responsible. Like surrounding municipalities, Port Coquitlam has attained a high rate of population growth and development.

Investors interested in Port Coquitlam could benefit from comparatively affordable housing; affordable land for industry; excellent access to major transportation routes; proximity to the inner city of Vancouver as well as the Fraser Valley; and available truck, rail, and water transport facilities.

### ***Port Moody***

Bordering the terminus of Greater Vancouver's Burrard inlet, Port Moody (*Pomo*) is situated in a prime location within Metro Vancouver. The City has easy access to activity within the Inlet, as well as to the Port of Vancouver. While its history is steeped in heavy industry, the local community is choosing to shift away from the past, encouraging the development of technological, light industrial, and commercial industries. Port Moody also benefits from the introduction of the Evergreen Line, as the line runs through its city centre between Coquitlam and downtown Vancouver.

Apart from industry, locals are in close proximity to a large amount of green space. Rocky Point Park - located near the city centre - provides scenic views, water recreation opportunities, and various walking trails. The City government wishes to create a balance between economic growth and the protection of the community's cultural, environmental, and heritage values.

Benefits of investing in Port Moody include: an established industrial base; excellent transportation access by highway, rail, and water; commuter rail access; and a skilled work force. The City aims to maintain a diversified tax base while creating and solidifying jobs through redevelopment.

Source: BC Municipal Redbook 2005

## 1.2 TOPOGRAPHY & GEOGRAPHY

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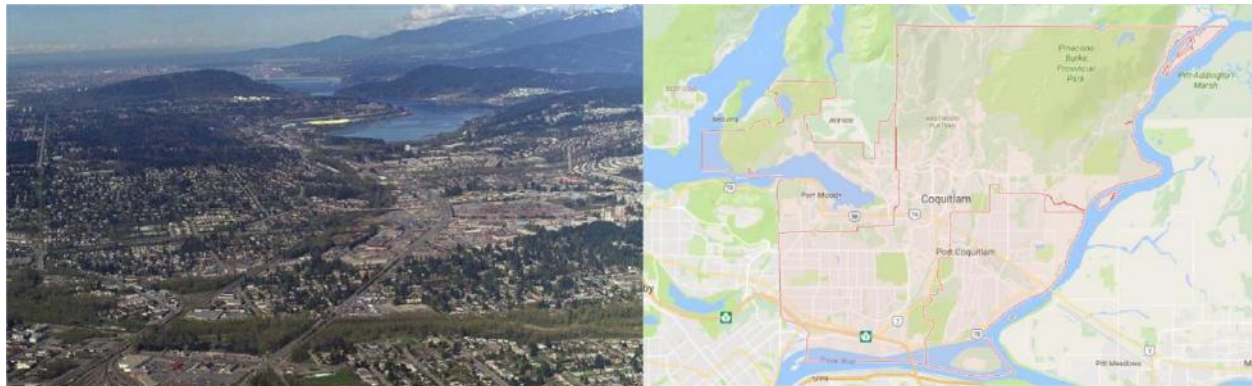
The region is situated west of the junction of the Pitt River and the Fraser River -- the most extensive river system in the Pacific Northwest. These 2 rivers form the eastern and western boundaries for the region respectively. In the north, the Pacific Coast Mountain Range provides a backdrop to the Tri-Cities communities. The highest mountain within the boundaries of this region is Burke Mountain, with an elevation of 1,097 metres above sea level. Just north of the Coquitlam boundary, however, is Coquitlam Mountain, rising 1,582 metres above sea level. The two largest lakes in this region are Coquitlam Lake and Pitt Lake.

Much of southern Coquitlam is located on a plateau rising about 150 metres above sea level. It has largely been developed as a residential suburb.

The City of Port Coquitlam is located in the south-eastern portion of the region on the Pitt River floodplain. Historically, extensive farming was carried out in this area. This activity has since given way to growth in other sectors.

Port Moody surrounds the Terminus of the Burrard Inlet, offering 27 km of waterfront and a wide range of new and desirable residential neighbourhoods.

Much of the region's natural beauty has been preserved in numerous parks which are found throughout the area. For more information regarding Tri-City parks, refer to section 7.6.





## 1.3 CLIMATE

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The Tri-Cities experience a West Coast mid-altitude temperate climate - moderate in nature, with an extended growing season. It experiences a dryer warm season during the months of May to August, a cooler, wet season from November through March, and months of transition: September, October, and April. The extreme maximum temperature in this region is roughly 34.5 °C and the extreme minimum is about -16.0 °C. Wind levels are generally low in the region.

Table 1.1: **Climate for the Region (2016-2017)**

	January 2019	July 2018
Temperatures:		
Tx H Monthly High (°C):	11.3	28.6
Tn J Monthly Low (°C):	-3.0	8.8
Tm E Mean Temperature (°C):	5.0	19.1
Precipitation (monthly):		
P-S Monthly Rainfall (mm):	140.8	5.4
S L Monthly Snowfall (mm):	0.0	0.0
P O Total Precipitation (mm):	140.8	5.4

Source: Weather Service Department, Environment Canada; the Weather Network

Note: there have been varying weather patterns over the last few years. The common pattern that is developing is colder winters and warmer summers.

## 1.4 REGIONAL HISTORY

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The development of the Coquitlam, Port Coquitlam, and Port Moody region began with the British Columbia gold rush of 1858. In that year, Colonel R.C. Moody arrived at Mary Hill with 400 Royal Engineers to establish a provincial capital city. This site was rejected in favour of New Westminster for defence reasons.

In 1859, the Royal Engineers built North Road from New Westminster to Burrard Inlet for land access to the Inlet, which today forms the boundary between the City of Coquitlam and the City of Burnaby. The Pitt River Road was also constructed under Colonel Moody to link New Westminster to Westminster Junction (now Port Coquitlam City Centre). This roadway followed the present day Mathewson Street, and Brunette and Cape Horn Avenues. Initially, the Royal Engineers claimed much of the land adjoining these thoroughfares. However, in 1863, they were recalled to England, leaving only a few enlisted men as settlers.

The first major boom in the region occurred in 1885 in anticipation of the location of the new Canadian Pacific Railway (CPR) terminus at Burrard Inlet. It was expected that a major port would develop there and the area was referred to as Port Moody. Land speculation was such that lots purchased at \$15 early in 1885 were reported to have been sold for \$1,000! The boom ended when the newly named City of Vancouver was announced as the official terminus. The area around Westminster Junction was also growing as a farming and logging community during this period.

In 1891, the entire region, with the exception of Port Moody, was incorporated as the District Municipality of Coquitlam. The word "Coquitlam" has its origins to the Burrard Inlet Aborigines who spoke the language T-Komaynum. "Coquitlam", pronounced like Kwayquitlam, is believed to be derived from *Kokanee* or *Kickininee*, a little red fish identical to sockeye except in size. The fish are land locked and they grow to a size of about 8 to 16 inches depending on the habitat and food available.

Early population clusters also developed in Burquitlam along North Road (residential area), Port Moody (industrial centre, with oil refining and sawmill industries), Fraser Mills (sawmill and wood processing industries), and Westminster Junction (commercial development).

In 1911, another boom was developing in the region. The first hospital was under construction at Essondale, the Vancouver Golf Club was building a golf course in Burquitlam, and Canadian Pacific Railway (CPR) was proposing a major expansion of its facilities in Westminster Junction including a shipyard at the mouth of the Pitt River. There was much speculation in land, and the Municipality of Coquitlam invested heavily in the development of new streets and sidewalks, costing more than \$200,000.

In March 1913, at the height of the boom, Westminster Junction seceded from Coquitlam and took on the name "Port Coquitlam", assuming 5/8 of municipal debt. The purpose of the division was to avoid subsidization of larger, undeveloped areas with the city's newfound wealth. Likewise, that same month, Canada Western Lumber Company incorporated their lands on the Fraser River as the District Municipality of Fraser Mills to retain tax revenue for company development. The City of Port Moody was also incorporated in March 1913. Coquitlam was left with the bulk of the land but with little development.

Within eight years, the boom turned into bust and the new City of Port Coquitlam was nearly bankrupt. From the outbreak of World War I through 1922, the city suffered a series of disasters. Land was reverting to the city for taxes, the shipyard had closed, and two major fires decimated the downtown area in successive years.

## 1.4 REGIONAL HISTORY (CONT.)

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For the next thirty years, the region languished with the exception of residential development in Coquitlam and industrial growth in Port Moody. By 1951, the population of Port Moody was only 2,200. The City of Port Coquitlam had 3,200 residents (barely the number at incorporation), and Coquitlam had 15,700.

The post-war era signalled an explosive period of growth for the region, especially in the residential sector. Clusters of small business developed quickly in Coquitlam, while the city centres in Port Coquitlam and Port Moody enjoyed a renewed vitality. Within twenty years, the population of Coquitlam had swelled to more than 50,000 while Port Coquitlam boomed to over 20,000. Port Moody grew to a population of over 10,000 and continued to expand its industrial base. In Coquitlam, where the principal industrial growth had long been in gravel quarrying, the base was broadened through legislation; in 1971, the local and provincial governments moved to bring about an amalgamation of Coquitlam and Fraser Mills.

### Maillardville

This community was established in 1909 when the first contingent of French Canadian pioneers arrived by train from the east to work at the Canadian Western Lumber Co. Ltd., now called Fraser Mills. Under conditions of employment with the lumber company, a school, a church, and a rectory were built to facilitate this French community. This settlement soon grew into a village and plans were made to incorporate it as a township. The Provincial Government would not hear of a French town, however, but the following year the Federal Government granted it a post office under the name "Maillardville". The name was derived from Father Maillard, the first French priest at the church Notre Dame de Lourdes. With a post office and a French Catholic Parish, Maillardville became the first recognized French Canadian settlement in BC.

**Notes:** The City of Coquitlam has archived its history through Coquitlam Heritage. Visit Mackin House Museum in historical Maillardville for more information, or go online at:  
<http://www.coquitlamheritage.ca/>

More information about Maillardville may be obtained from the Place Maillardville Neighbourhood House, 1200 Cartier Avenue, Coquitlam. Information is also online at:  
<http://www.placemaillardville.ca/>

History of Port Coquitlam has been archived by PoCo Heritage. Visit Heritage and Leigh Square for more information, or go online at:  
<http://www.pocoheritage.org/>

History of Port Moody has been archived by the Port Moody Heritage Society. For more information, visit the Port Moody Station Museum, or go online at:  
<http://portmoodymuseum.org/>

**Sources:** Caron, D.; McWilliam, B.; Ryon, D.; and Rogers, D. Port Coquitlam: City of Rivers and Mountains. Corporation of the City of Port Coquitlam, 1988.  
Chambers, Edith. History of Port Coquitlam. 1973.  
Davis, Charles. The Vancouver Book. 1976.  
Monk, H.A.J. and Stewart, J. A History of Coquitlam and Fraser Mills. 1985.

## **2.0 HUMAN RESOURCES & POPULATION STATISTICS**

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Human resources is the most essential element in ensuring healthy economic development as it provides not only the employees for commercial enterprise, but also a base of consumers for goods and services rendered. In this section, data is presented with respect to population profile, skills, and income/wage benefits of the region.

### **2.1 Population Growth – Historic and Projected**

### **2.2 Selected Population Characteristics**

- Age Composition
- Private Households
- Family Status
- Mother Tongue
- Education Levels

### **2.3 Immigration**

### **2.4 Labour Force**

### **2.5 Income & Wage Rates**

## 2.1 POPULATION GROWTH – HISTORIC & PROJECTED

### Historic

The region has experienced dramatic growth in population since the 1960's with the exception of a general slowdown in the 70's and 80's. However, growth resurgence by the end of the 80's and through the 90's was brought about by the continuing development of the northern part of this area. The total population now is approximately 234,700 residents.

Table 2.1: **Population Growth -- 1971 to 2016**

	<b>Coquitlam</b>		<b>Port Coquitlam</b>		<b>Port Moody</b>	
	Population	5-yr average growth rate (%)	Population	5-yr average growth rate (%)	Population	5-yr average growth rate (%)
<b>1971</b>	53,070	...	19,560	...	10,775	...
<b>1976</b>	55,464	4.51	23,926	22.32	11,649	8.11
<b>1981</b>	61,077	10.12	27,535	15.08	14,917	28.05
<b>1986</b>	69,295	13.46	29,115	5.74	15,750	5.58
<b>1991</b>	84,025	21.26	36,770	26.29	17,710	12.44
<b>1996</b>	101,820	21.18	46,682	26.96	20,847	17.71
<b>2001</b>	112,890	10.90	51,257	9.80	23,816	14.20
<b>2006</b>	114,565	1.48	52,690	2.79	27,515	15.53
<b>2011</b>	126,804	10.68	55,958	6.20	33,011	19.97
<b>2016</b>	139,285	9.84	58,612	4.74	33,551	1.63

Sources: Statistics Canada, Census Divisions and Subdivisions: British Columbia. 1991, 1996, 2001, 2006, 2011, 2016 Strategic Planning Department, GVRD. Greater Vancouver Key Facts. 1998, 2001, 2006

Table 2.2: **Expected Population Growth – 2021 to 2041**

<b>City</b>	<b>2021</b>	<b>2031</b>	<b>2041</b>
<b>Coquitlam</b>	176,000	213,000	224,000
<b>Port Coquitlam</b>	70,000	79,000	85,000
<b>Port Moody</b>	39,700	44,800	50,000
<b>Anmore</b>	2,900	3,400	3,900
<b>Belcarra</b>	800	900	1,000
<b>Tri-Cities</b>	<b>289,400</b>	<b>341,100</b>	<b>363,900</b>

Sources: Metro Vancouver Regional Growth Strategy, 2015

## 2.2 SELECTED POPULATION CHARACTERISTICS

### Age Composition

During the 5 year span between the 2011 and 2016 census, the population of the region increased by 12,674 people (a growth of about 5.79%).

Table 2.3: **Summarized Age Composition Comparisons (Region)**

Age	2006		2011		2016	
	Population	%	Population	%	Population	%
0-14	35,765	18.36	36,610	16.73	38,020	16.42
15-24	28,590	14.06	30,310	13.85	30,265	13.07
25-34	22,795	11.70	26,915	12.30	28,875	12.47
35-44	33,860	17.38	33,150	15.15	32,450	14.02
45-54	34,175	16.01	38,335	17.52	38,745	16.74
55-64	20,470	8.47	26,695	12.20	32,155	13.89
65-74	10,965	5.12	13,825	6.32	18,535	8.01
75+	8,150	3.63	12,960	5.92	12,410	5.36
<b>Totals</b>	<b>194,770</b>	<b>100.00</b>	<b>218,791</b>	<b>100.00</b>	<b>231,465</b>	<b>100.00</b>

Source: Statistics Canada, Census Divisions and Subdivisions: British Columbia 2006, 2011, 2016

Table 2.4: **Population Breakdown by Age**

		Coquitlam			Port Coquitlam			Port Moody		
		2006	2011	2016	2006	2011	2016	2006	2011	2016
0-14	M	10,325	10,660	11,395	5,300	5,110	5,095	2,920	3,185	3,105
	F	9,595	10,045	10,830	5,030	4,695	4,655	2,595	2,915	2,945
15-24	M	9,090	9,510	9,855	3,985	4,240	3,930	1,800	2,120	2,040
	F	8,445	8,750	8,935	3,565	3,695	3,545	1,705	1,995	1,965
25-34	M	6,230	7,675	8,850	3,115	3,555	3,645	1,625	2,120	1,885
	F	6,625	7,710	8,720	3,260	3,625	3,695	1,940	2,230	2,080
35-44	M	8,960	8,615	8,730	4,575	4,100	4,020	2,465	2,820	2,450
	F	10,075	10,000	10,115	5,000	4,515	4,345	2,785	3,100	2,790
45-54	M	9,990	10,760	11,055	4,575	5,050	4,760	2,235	2,785	2,780
	F	10,335	11,530	11,960	4,550	5,260	5,130	2,450	2,950	3,065
55-64	M	6,190	8,045	9,495	2,640	3,380	4,090	1,405	1,845	2,105
	F	6,180	8,105	9,985	2,635	3,425	4,220	1,420	1,895	2,270
65-74	M	3,335	4,075	5,445	1,255	1,605	2,160	680	935	1,270
	F	3,670	4,420	5,930	1,355	1,770	2,350	670	1,020	1,375
75+	M	2,150	2,770	3,440	700	2,600	1,245	350	465	655
	F	3,350	3,805	4,575	1,135	2,735	1,710	465	585	780

Source: Statistics Canada, Census Divisions and Subdivisions: British Columbia 2006, 2011, 2016

## 2.2 SELECTED POPULATION CHARACTERISTICS (CONT.)

### Private Households

The average number of people per household in the region is approximately 2.7.

Table 2.5: **Private Households**

	Coquitlam			Port Coquitlam			Port Moody		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Number of Private Households	41,240	45,555	51,325	18,710	20,650	21,750	10,125	12,630	12,975
Number of Persons per Household:									
1	9,070	9,750	11,410	3,765	4,535	4,845	1,985	2,820	2,980
2	11,710	13,400	15,580	5,405	6,170	6,750	3,220	4,080	4,190
3	7,485	8,610	9,890	3,570	3,935	4,150	1,965	2,340	2,460
4	8,530	9,075	9,385	3,940	3,975	4,000	2,320	2,420	2,410
5 and over	4,435	4,720	5,050	2,025	2,035	2,005	640	970	940
<b>Average Number of Persons per Household</b>	<b>2.8</b>	<b>2.7</b>	<b>2.7</b>	<b>2.8</b>	<b>2.7</b>	<b>2.7</b>	<b>2.7</b>	<b>3.0</b>	<b>2.6</b>

Sources: Statistics Canada, Census Divisions and Subdivisions: British Columbia: 2006, 2011, 2016  
Ottawa: Supply and Services Canada

Table 2.6: **Population Breakdown by Family Status**

	Coquitlam	Port Coquitlam	Port Moody
Single	33,105	13,405	6,915
Legally married and not separated	62,735	25,035	14,965
Legally married and separated	2,790	1,445	765
Widowed	5,000	400	905
Divorced	6,240	2,945	1,665
Total Lone Parent Families	6,170	2,775	1,465

Source: Statistics Canada, Census 2016

## 2.2 SELECTED POPULATION CHARACTERISTICS (CONT.)

### Mother Tongue

Today in the Tri-Cities regions, there are many different ethnic groups who speak many different languages. For example, the southern area of Coquitlam – Maillardville – has a French Canadian heritage dating back to its early settlement days.

Table 2.7: Population Breakdown by Mother Tongue

Language	Coquitlam			Port Coquitlam			Port Moody		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
English	65,790	68,700	69,830	38,575	38,575	38,665	19,835	22,725	22,615
French	1,710	1,420	1,320	595	595	630	285	345	400
Arab	565	735	1,110	290	290	340	35	120	195
Chinese	15,685	16,720	23,740	2,150	2,150	4,500	1,545	1,760	2,320
Dutch	390	335	285	180	180	155	140	95	85
German	1,410	1,120	1,005	535	535	495	365	370	335
Hindi	305	445	545	345	345	385	40	35	50
Italian	1,495	1,420	5,490	390	390	420	305	260	265
Japanese	565	715	765	210	210	260	195	190	230
Korean	5,525	7,330	8,565	1,150	1,150	1,310	1,135	1,765	1,610
Other	795	...	...	...	...	...	...	...	...
Farsi	4,015	5,880	7,050	935	935	1,235	505	905	1,030
Polish	1,300	1,160	1,100	850	850	775	210	255	295
Punjabi	905	1,115	1,175	895	895	855	90	80	75
South Asian	2,105	...	...	...	...	...	325	...	...
Southeast Asian	24,425	...	...	...	...	...	75	...	...
Spanish	1,740	1,995	2,395	810	810	955	260	620	645
Tagalog	1,705	2,375	2,705	1,035	1,035	1,315	370	280	280
Vietnamese	405	500	635	160	160	210	20	65	75

Sources: Statistics Canada, Census Divisions and Subdivisions: British Columbia 2006, 2011, 2016 Greater Vancouver Key Facts 2001



## 2.2 SELECTED POPULATION CHARACTERISTICS (CONT.)

### Education Levels

Table 2.8: Total Population 15 Years and Over By Highest Level of Schooling

Education Level	Coquitlam		Port Coquitlam		Port Moody		Total	
	2011	2016	2011	2016	2011	2016	2011	2016
<b>Grades 9 – 13:</b>								
With Graduation Cert.	28,560	33,910	14,280	15,485	6,630	7,050	49,470	98,865
Without Graduation Cert.	13,010	14,470	6,290	6,550	2,565	2,615	21,865	23,635
<b>Trades Diploma/ Certificate</b>	9,620	7,910	5,050	4,390	2,415	1,850	17,085	14,150
<b>Other Non-University Graduates</b>	18,465	20,600	8,965	9,910	4,685	5,350	32,115	35,860
<b>University:</b>								
Bachelor's Degree	17,920	23,820	5,825	7,120	5,210	6,150	28,955	37,090
Master's Degree	...	6,465	...	1,840	...	2,125	...	10,430
Earned Doctorate	...	1,130	...	280	...	340	...	1,750

Source: Statistics Canada, Census Divisions and Subdivisions in BC 2006,  
2016 Statistics Canada, National Household Survey Profiles 2011

Table 2.9: Total Student Population for Tri-Cities School District 43

School Year	2013/14	2014/15	2015/16	2016/17
<b>Student Population</b>	31,411	30,748	31,847	31,764

School District #43, School District Profile for SD43 2017

## 2.3 IMMIGRATION STATISTICS

### Immigration

Immigration has been a large part of the local growing communities; 40.0% of the population of Metro Vancouver consists of immigrants with 23% of residents speaking languages other than English at home.

Table 2.10: Immigrant Population Statistics by City

	Coquitlam	Port Coquitlam	Port Moody
Immigrant population	61,060	18,435	10,755
% Total Population	55.78%	68.15%	67%

Source: Statistics Canada, Census 2016

Table 2.11: Immigrant Status Breakdown by Place of Birth, 2016

Country	Coquitlam	Port Coquitlam	Port Moody
<b>United States</b>	1,065	475	1,220
<b>Central/South America</b>			
Mexico	3,615	1,510	1,220
Colombia	550	165	225
El Salvador	175	85	50
<b>Europe</b>			
United Kingdom	10,590	5,350	3,160
Romania	2,450	1,345	1,000
Italy	940	575	350
Poland	855	210	120
<b>Africa</b>	1,950	885	495
<b>Asia</b>			
China	44,200	10,205	5,770
Japan	10,980	1,910	1,080
Hong Kong	505	160	155
South Korea	4,550	1,235	420
Philippines	7,215	1,025	1,415
Taiwan	4,140	1,800	375
<b>South Asia</b>			
India	1,745	950	195
Pakistan	280	75	45
Sri Lanka	185	70	15
<b>Middle East</b>			
Iran	6,100	1000	960
Iraq	355	135	35

Source: Statistics Canada, Census 2016

## 2.4 LABOUR FORCE

### Labour Force by Industry

Residents of the region are primarily employed in the tertiary industries and to a lesser extent, secondary industries.

Table 2.12: **Employment Distribution – NAICS (15 years of age and over)**

	Coquitlam	Port Coquitlam	Port Moody
11 Agriculture, forestry, fishing and hunting	260	185	75
21 Mining, quarrying, and oil and gas extraction	230	65	85
22 Utilities	500	215	185
23 Construction	6,095	3,360	1,550
31-33 Manufacturing	4,705	2,535	895
41 Wholesale trade	3,310	1,770	915
44-45 Retail trade	9,105	3,990	1,910
48-49 Transportation and warehousing	3,375	1,815	790
51 Information and cultural industries	2,805	1,130	845
52 Finance and insurance	3,955	1,435	945
53 Real estate and rental and leasing	1,855	675	585
54 Professional, scientific and technical services	7,450	2,560	2,095
55 Management of companies or enterprises	140	75	15
56 Administrative and support, waste management and remediation services	3,120	1,550	675
61 Educational services	5,395	2,320	1,915
62 Health care and social assistance	7,420	3,550	1,880
71 Arts, entertainment and recreation	1,475	610	450
72 Accommodation and food services	6,075	2,235	1,155
81 Other services (except public administration)	3,380	1,435	915
91 Public administration	3,325	1,645	1,270

Source: Statistics Canada, [Census 2016](#)

## 2.4 LABOUR FORCE (CONT.)

### Labour Force by Occupation

Table 2.13: **Employment Distribution – National Occupational Classification (15 years of age and over)**

	Coquitlam	Port Coquitlam	Port Moody
0 Management Occupations	8,920	3,540	2,715
1 Business, finance and administration occupations	12,905	5,755	3,375
2 Natural and applied sciences and related occupations	6,505	2,245	1,665
3 Health occupations	4,510	1,940	1,180
4 Occupations in education, law and social, community and government services	7,900	3,375	2,760
5 Occupations in art, culture, recreation and sport	2,725	1,075	935
6 Sales and service occupations	18,490	7,950	3,985
7 Trades, transport and equipment operators and related	9,700	5,875	2,080
8 Natural resources, agriculture and related production	580	330	155
9 Occupations in manufacturing and utilities	1,735	1,065	290

Source: Statistics Canada, Census 2016 (Available November 29, 2017) (Metro Van-wide stats are available for 2015)

Table 2.14: **Total Population 15 Years and Over by Labour Force Activity**

	Coquitlam		Port Coquitlam		Port Moody	
	2011	2016	2011	2016	2011	2016
In the labour force	69,720	75,475	32,500	33,625	19,130	19,400
Employed	64,695	70,875	30,380	32,045	17,780	18,385
Unemployed	5,025	4,595	2,120	1,585	1,350	1,010
Not in the labour force	34,675	40,400	13,410	14,525	7,610	8,000
Participation rate (%)	66.8	65.1	70.8	69.8	71.5	70.8
Employment rate (%)	62.0	61.2	66.2	66.6	66.5	67.1
Unemployment rate (%)	7.2	6.1	6.5	4.7	7.1	5.2

Source: Statistics Canada, Census 2016, National Household Survey Profile 2011

## 2.4 LABOUR FORCE (CONT.)

Table 2.15: **Resident Labour Force**

	Females (15 years & over)			Males (15 years & over)		
	2006	2011	2016	2006	2011	2016
<b>Coquitlam</b>	29,940	33,190	59,495	32,960	36,525	56,385
<b>Port Coquitlam</b>	14,440	15,830	24,620	15,935	16,670	23,530
<b>Port Moody</b>	7,945	9,260	14,260	8,355	9,870	13,140

Source: Statistics Canada, Census 2006, 2016

Statistics Canada, National Household Survey Profile 2011

Table 2.16: **Projected Job Growth by City**

City	2011	2021	2031	2041
<b>Coquitlam</b>	46,800	70,000	86,000	94,000
<b>Port Coquitlam</b>	23,600	28,000	32,000	35,000
<b>Port Moody</b>	8,900	9,800	10,600	11,500
<b>Tri-Cities</b>	<b>79,300</b>	<b>107,800</b>	<b>128,600</b>	<b>140,500</b>

Source: Metro Vancouver Regional Growth Strategy, 2015

## 2.5 INCOME AND WAGE RATES

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### Wage Rates

The provincial government sets the minimum hourly rate for wages in British Columbia. On September 15, 2017, the minimum rate increased to \$11.35 per hour for all workers employed in BC, as stated by the Employment Standards Branch of BC. However, for individuals who are entering their first job, with no previously paid work experience up to a total of 500 work hours, employers are permitted to pay a training wage of \$6.00 per hour.

Table 2.17: **Census Individual & Family Income Averages (2016)**

	Coquitlam	Port Coquitlam	Port Moody
Average Full Time	\$66,928	\$64,454	\$78,578
Median Household	\$74,383	\$84,096	\$92,922
Median Family	\$90,425	\$99,101	\$108,915
Couple-Only Families	\$80,614	\$89,335	\$101,581
Couple-With-Children Families	\$112,251	\$118,171	\$132,051
Lone Parent Families	\$50,351	\$59,335	\$62,240

Source: Statistics Canada, Census 2016

## **3.0 ECONOMIC ACTIVITY**

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Economic activity in this area covers manufacturing, trade, and commerce activities. Manufacturing processes range from the primary conversion of indigenous raw materials through to the utilization of high technology in the manufacturing and sale of products in the world consumer market. Excellent commercial and service industries support these manufacturing activities. This section presents a detailed description of the economic activities in the Tri-Cities region.

- 3.1 Overview of Economic Activity
- 3.2 Major Employers
- 3.3 Primary Industries
- 3.4 Manufacturing
- 3.5 Construction
- 3.6 Retail and Wholesale Trade
- 3.7 Finance, Insurance & Real Estate
- 3.8 Tourism, Accommodation & Food Services
- 3.9 The Future of the Tri-Cities

### **3.1 OVERVIEW OF THE CURRENT ECONOMIC ACTIVITY**

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The economic base of the Tri-City community has undergone substantial expansions over the past few years. As the economy of the region matured through population growth and land development, other economic sectors grew more dynamically. This included light manufacturing, retail trade, business services, and transportation.

With a population of approximately 234,700 people, the local area has been vastly developed and continues to grow. Urbanization has greatly restricted the primary industry sector.

The primary focus of the secondary sector remains on manufacturing and construction activity. This sector has expanded tremendously over recent years with many of the manufacturing firms being based in the Port Coquitlam area. During the early 1980's, when most regions in the province were suffering a decline in construction, this region was posting record years of building activity.

From the high levels of growth in the manufacturing and construction sectors, coupled with a booming population, this region has resulted in rapid growth in the service sector. This type of growth is expected to continue through this decade and beyond. Retail trade has established itself as the major service activity; ease of access and excellent shopping facilities have contributed to the region's popularity as a shopping area. Business services and occupations that serve the residents (for example doctors, dentists, real estate agencies, accounting firms, personal services and restaurants) are attracted to the population growth and the development of other business sectors.

Historically, the bulk of the region's industrial activity has been in the cities of Port Coquitlam and Port Moody, with Coquitlam taking on a residential role. Recent developments have caused this region to become more spread out, and said industrial activity is now more evenly distributed among the Tri-Cities.

Today, these three communities are an extremely interdependent group with strong alliances that form an extensive suburban section of Metro Vancouver. The Tri-Cities area is one of the fastest growing districts in Canada, making a prime place for investment and business success.



### 3.1 OVERVIEW OF THE CURRENT ECONOMIC ACTIVITY (CONT.)

Table 3.1: **Labour Force Trends by City** (Number of potential workers over age 15)

Year	Coquitlam		Port Coquitlam		Port Moody	
	Labour Force	5-yr Avg. Growth Rate (%)	Labour Force	5-yr Avg. Growth Rate (%)	Labour Force	5-yr Avg. Growth Rate (%)
1996	55,400	...	26,195	...	12,410	...
2001	60,420	9.06	28,710	9.60	13,685	10.27
2006	62,895	4.13	30,380	5.82	16,300	19.12
2011	69,720	10.85	32,500	6.98	19,130	17.36
2016	75,475		33,625		19,400	

Source: Statistics Canada, Census Canada. Profile of Census Divisions and Subdivisions in BC, 1996, 2001, 2006, 2016  
 Statistics Canada, National Household Survey Profile, 2011  
 Strategic Planning Department, GVRD. [www.gvrd.bc.ca](http://www.gvrd.bc.ca)

Table 3.2: **Total Business Licenses Issued by City** (New and Renewals)

City	2011	2012	2013	2014	2015
Coquitlam	5,650	5,573	6,339	6,250	6,316
Port Coquitlam	3,117	3,215	3,000	3,174	3,227
Port Moody	2,483	2,651	2,337	2,575	2,738

Source: GVRD Strategic Planning Dept. [www.gvrd.bc.ca](http://www.gvrd.bc.ca)

Table 3.3: **Total Incorporations by City** (Business)

City	2013	2014	2015	2016	2017
Coquitlam	732	791	873	962	1,013
Port Coquitlam	213	264	276	357	323
Port Moody	211	221	243	266	301

Source: GVRD Strategic Planning Dept. [www.gvrd.bc.ca](http://www.gvrd.bc.ca)

### **3.2 MAJOR EMPLOYERS IN THE TRI-CITIES**

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A city's proximity to existing infrastructure, natural resources, and neighbouring communities generally determines the type of investment it attracts. For example, Port Coquitlam's historical role as a train port has kept investment in its various industrial sectors steady despite a regional shift of employment towards service and retail occupations. Coquitlam, by contrast, has seen major growth in its commercial sectors due to its historical role as a major suburb. While Port Moody has a history of industrial development, it is currently amidst a transition into a residential hub.

Major employers in the Tri-Cities area include both private sector employers and government agencies. The largest employers in the government sector in the Tri-Cities are School District #43, with approximately 1,890 employees, Riverview Hospital, with about 1,500 employees and City of Coquitlam, with approximately 1,350 employees (Coquitlam Business License 2005). In the private sector, CP Rail and Sysco Wholesale top the list with between 500 - 999 employees.

### 3.3 PRIMARY INDUSTRIES

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Employment in primary industries such as farming, fishing, mining, quarrying, and forestry do not play a major role in this growing region. These types of activities are more commonly found in our neighbouring communities of Pitt Meadows and Maple Ridge. Nevertheless, there are about 1,239 hectares of agricultural land reserve in the region (769 hectares in Coquitlam and 470 hectares in Port Coquitlam).

In all of the three cities combined, only 614.59 hectares are in use for agricultural processes and only 138.00 hectares for extractive industry. Part of the agricultural industry is concentrated along the Pitt River, north of Lougheed Highway in Port Coquitlam; however, the development of the Dominion Triangle has recently allowed commercial and light industrial developments to replace some of the land traditionally set aside for agriculture. One of the largest extractive industries is the quarrying industry, exemplified by the gravel pits in the northern region of Coquitlam.

The timeline of Colony Farm showcases the Tri-Cities' shift away from primary production. On the banks of the Fraser River - surrounding the Coquitlam River - is a large expanse of level, fertile ground that remains a part of the Agricultural Land Reserve. Although once extensively farmed, only small areas of the land are still in use for crops. A small piece of land is also in use for the Forensic Psychiatric Institute. The majority of the land now lies fallow and has turned back to tall grass and wetlands since irrigation and drainage systems were stopped. Until a use that complies with the restraints of the Agricultural Land Reserve is found, it is likely that this area will remain indefinitely unused under current ownership.

In 2016, Chief Ron Giesbrecht – from Kwikwetlam First Nation – filed an Aboriginal title claim for the entirety of the regional park, as well as for some adjacent, city-owned land. If the ownership of the park changes hands from Metro Vancouver to Kwikwetlam, the future of the park may change.



*Colony Farm*

### 3.4 MANUFACTURING INDUSTRY

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The manufacturing sector in the region is comprised of a wide range of industries, from food and beverage processing to wood industries and machinery/equipment innovations. It employs almost 4,100 workers with 400 employers. The Tri-Cities area contains about 7% of the manufacturing base for Metro Vancouver<sup>1</sup>. Some of the major employers in the manufacturing industry in this region include:  
(All companies listed below have over 25 employees and over \$5 million in annual revenue)

<b>Company</b>	<b>2016 Revenues (in thousands \$)</b>
West Fraser Timber Co. Ltd.	4,450,000
Canfor Corp.	4,235,000
Taiga Building Products Ltd.	1,364,000
Western Forest Products Inc.	1,187,000
FortisBC	1,151,000
Richmond Plywood Corp. Ltd.	300,000
Tree Island Industries Ltd.	231,000
Sun-Rype Products Ltd.	153,000
Ballard Power Systems Inc.	85,000
Avcorp Industries Inc.	79,000
Microserve	27,000
Olympic Industries Inc.	11,000

Source: SEDAR, GVRD Strategic Planning Dept. [www.gvrd.bc.ca](http://www.gvrd.bc.ca)

Table 3.5: **Employment in Manufacturing by City**

<b>Coquitlam</b>	<b>Port Coquitlam</b>	<b>Port Moody</b>	<b>Total</b>
1,735	1,065	290	<b>3,090</b>

Source: Statistics Canada, Census 2016

<sup>12</sup>

Based on the number of employees - Strategic Planning Dept., GVRD. [Greater Vancouver Key Facts](#), 2006

### 3.5 CONSTRUCTION

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Construction in this area was negatively affected by slow economic growth during the turn of the decade. However, recent statistics indicate that this sector is now robust and stable. The highest growth in construction is in residential building<sup>2</sup>. Some of the bigger development companies located in this region include: ParkLane Homes, Wesbild Holdings Ltd, Liberty Homes, Onni Group of Companies, Bosa Properties, and Polygon.

Construction activity occurs in all parts of the province. The Lower Mainland has a much higher share of employment in this industry than in the economy as a whole. According to WorkBC, six out of ten workers in this industry are located in the Mainland/Southwest Region, with the Vancouver Island/Coast area having about a fifth of the work force.

Table 3.6: **Employment in Construction by City**

<b>Coquitlam</b>	<b>Port Coquitlam</b>	<b>Port Moody</b>	<b>Total</b>
6,095	3,360	1,550	<b>11,005</b>

Source: Statistics Canada, Census 2016

Table 3.7: **Value of Total Building Permits 2012-2017** (\$ Thousands)

	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
<b>Coquitlam</b>	372,872	394,207	348,041	322,224	340,229	473,688
<b>Port Coquitlam</b>	100,174	86,479	111,367	107,971	138,997	222,119
<b>Port Moody</b>	13,397	10,554	19,807	30,903	32,528	30,269
<b>Tri-Cities</b>	<b>486,443</b>	<b>491,240</b>	<b>479,215</b>	<b>461,098</b>	<b>551,754</b>	<b>726,076</b>

Source: Statistics Canada, Building Permits; Metro Vancouver, 2015

Table 3.8: **Value of Building Permits by Classification 2017** (\$ Thousands)

	<b>Commercial</b>	<b>Industrial</b>	<b>Residential</b>	<b>Institutional</b>
<b>Coquitlam</b>	56,242	6,254	407,685	3,507
<b>Port Coquitlam</b>	125,012	32,115	50,909	14,083
<b>Port Moody</b>	12,809	-	16,460	1,000
<b>Tri-Cities</b>	<b>194,063</b>	<b>38,369</b>	<b>475,054</b>	<b>18,590</b>

Source: Statistics Canada, Building Permits, Metro Vancouver, 2015

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<sup>2</sup> Metro Vancouver, 2015

### 3.6 RETAIL & WHOLESALE TRADE

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One of the largest and the most important sectors in the region is retail and wholesale trade. Examples of such companies include Coca-Cola Bottling, Flavelle Mill and Timber, and Superior Poultry Processors in wholesale trade and companies such as The Bay, Sears, and Real Canadian Superstore in retail trade categories. Local retail is one of the highest categories of employers for this area.

Table 3.9: **Employment in Retail & Wholesale Trade by City**

Coquitlam	Port Coquitlam	Port Moody	Total
12,415	5,760	2,825	21,000

Source: Statistics Canada, Census 2016



Courtesy City of Coquitlam

### 3.7 FINANCE, INSURANCE & REAL ESTATE

#### Financial Institutions

The rapid growth in the region has resulted in numerous financial institutions locating branches here. There are almost 40 institutions in this area to provide a range of financial services for businesses and residents.

This region is also home to one of the only bilingual credit unions in British Columbia: VanCity. Formerly known as Caissé Populaire de Maillardville, it first opened its doors in 1946 to serve the French speaking community in Coquitlam.

Table 3.10: Local Area Financial Institutions

	Coquitlam	Port Coquitlam	Port Moody
<b>BANKS</b>			
1. HSBC	1	1	0
2. Bank of Montreal	2	1	1
3. Scotiabank	2	2	1
4. Canadian Imperial Bank of Commerce	4	1	0
5. Royal Bank of Canada	3	3	1
6. TD Canada Trust	4	3	1
7. Canadian Western Bank	1	0	0
<b>CREDIT UNIONS</b>			
1. IWA & Community Credit Union	0	1	0
2. VanCity Savings Credit Union	2	2	1
3. Westminster Savings Credit Union	2	1	0
4. Coast Capital Savings	2	0	0
5. Envision Credit Union	1	0	0

Sources: Business License Departments -- Coquitlam, Port Coquitlam, and Port Moody Corporate websites

#### Insurance and Real Estate

Located in this region are 27 independent and nationally affiliated real estate agencies and 28 insurance brokers and underwriters. Some of these agencies operate as both real estate and insurance offices.

Table 3.11: Local Area Real Estate/ Insurance Offices

	Coquitlam	Port Coquitlam	Port Moody
Real Estate Offices	9	11	7
Insurance Agencies	13	9	6

Sources: Business License Departments -- Coquitlam, Port Coquitlam, and Port Moody

### **3.8 TOURISM, ACCOMMODATION AND FOOD SERVICES**

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Tourism, accommodation, food, and beverage services are becoming increasingly significant contributors to the economy of this region. This area hosts more than 240 restaurants specializing in dishes from around the world. There are a number of hotels, convention facilities and motels offering excellent accommodation and banquet facilities.

For those who prefer outdoor adventure, there are campground/RV parks with approximately 190 sites in our area. Horseback riding, fishing, canoeing, boating, swimming, and hiking are all popular activities in the area and are abundantly available.

Various locales around the Tri-Cities offer visitors the Tri-City Chamber's 2017/2018 Map of the Tri-Cities. This pamphlet includes a map of the Tri-City region, as well as a list of hotels, parks, and restaurants in the area. As well, various accommodations guides, vacation planners, regional guides, park guides, and local maps can be found at local city halls, libraries, and community centres.

Hotels in the Region include:

Executive Plaza Hotel Metro Vancouver  
SureStay Plus Hotel by Best Western Coquitlam  
Poco Inn and Suites  
Ramada by Wyndham Coquitlam

Note: For more information on local parks and other leisure facilities, turn to section 7.6 – Quality of Life



### 3.9 THE FUTURE OF THE TRI-CITIES

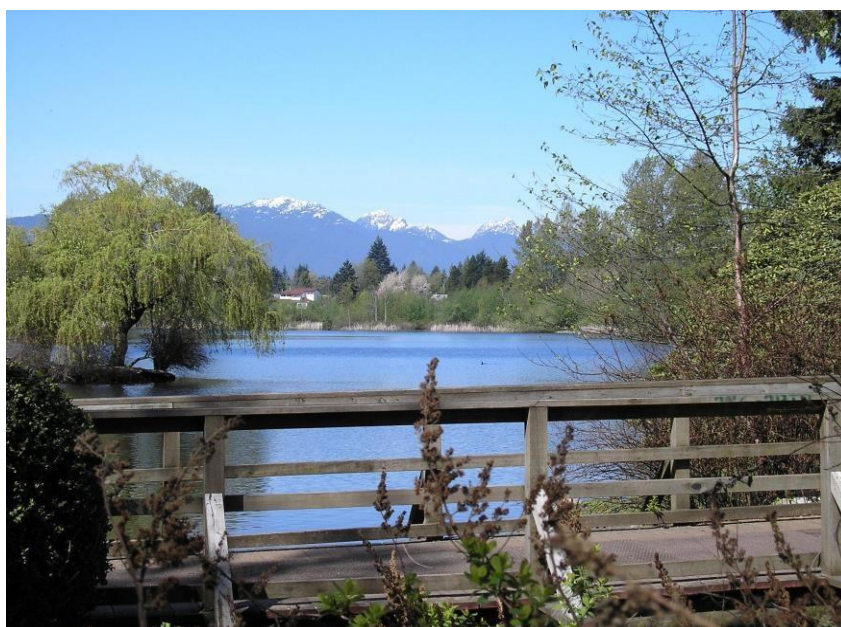
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#### ***Coquitlam – “The City of Choice”***

According to the 2016 Census, Coquitlam's population was 139,284. As predicted by Metro Vancouver's Regional Growth Statistics, it is targeted to grow to a population of 224,000 or more within the next 20 years. The City is also working towards a target of 71,000 local jobs within Coquitlam over the same time period. Coquitlam is a steadily growing municipality that continues to work towards its vision – “a community of neighbourhoods within a vibrant urban city where people of all ages, abilities, and cultures choose to live, learn, work, and play.” This vision reflects community priorities to strengthen neighbourhoods, expand the local economy, increase active participation and creativity, enhance sustainability of City services and infrastructure, and achieve excellence in City governance.

Industrial and business park space is near capacity, increasing Coquitlam's commercial and industrial base. New residential construction is focused primarily in Northeast Coquitlam and Coquitlam's Regional Town Centre. A possible 7,500 residential units are planned for the Northeast in the long-term, and development applications for 1,500 high-rise residential units in the City Centre have been submitted to the City. Applications for approximately 1,000 more units plan to be submitted over the next two years.

Coquitlam is well served by a number of transit routes running through Coquitlam, including the 160 Kootenay Loop which connects Coquitlam to Vancouver, and the 97 B-line Express which connects Lougheed SkyTrain Station to Coquitlam Regional Town Centre. Such transit services are a definite advantage, as they allow for more traffic to move through the Tri-Cities area, facilitating pedestrian access throughout the City, and offering a larger margin of profit from increased foot traffic along transit corridors. As of 2016, TransLink has completed a new Light Rapid Transit (LRT) Evergreen line that will connect Burnaby, Coquitlam, and Port Moody with SkyTrain, the West Coast Express, and TransLink buses; four of the scheduled stations will be located in Coquitlam. In addition to improved mobility, the Evergreen Line will also offer an opportunity for transit-oriented development around station areas. For more information on the future of Coquitlam please refer to: [www.coquitlam.ca](http://www.coquitlam.ca)



Courtesy City of Coquitlam

### 3.9 THE FUTURE OF THE TRI-CITIES (CONT.)

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**Port Coquitlam** – “Small Town Charm with Big City Connections”

With a present population of approximately 58,612 people, Port Coquitlam’s population is expecting to increase exponentially over the next 20 years. Population estimates for 2041 go as high as 85,000 residents. Plans are underway to build new facilities; roads; and residential, commercial and industrial areas to accommodate for this large boom in population.

With a strong commercial base in the downtown and north side areas, Port Coquitlam continues to promote and support economic growth. The Dominion Triangle Commercial area on the north side is experiencing a transition to a more ‘lifestyle’ oriented commercial development as opposed to the traditional ‘big box’ trend that previously dominated the area. The bulk of the recently developed land in the Dominion Triangle was designated for light industrial and commercial development, with very little raw land remaining. While industry continues to play a significant role in the City’s economic growth, industrial areas are nearing capacity with few undeveloped parcels left.

The City has designated several key areas to concentrate multi-family residential growth – including North Port Coquitlam and downtown. Areas such as Riverwood and Shaughnessy are designated for small single family and townhouse developments. Further residential growth will be infill, such as duplexes and lot subdivision.

Downtown Port Coquitlam has received the strongest interest from the development industry, with recent development resulting in hundreds of new residents situating themselves in the area. Said development has also led to a revitalization of the downtown core. Set to be completed by 2021, the new Community Recreation Complex is a prime example of this revitalization in action.

The City has invested in new development in the community through the City Land Sale Strategy, which identifies a number of City owned parcels for sale over the coming years. These land sale opportunities include mixed use development such as the Villagio; the Shaughnessy high-rise apartment building; and smaller apartment, townhouse and single family developments.

The City is a leader in sustainability and reviews all new development through a ‘Triple Bottom Line’ sustainability checklist that balances environmental, economic, and social/cultural aspects. In addition, all new City land sale developments are required to incorporate green building technology such as LEED or Built Green.

Its picturesque, natural setting, business opportunities, small town spirit, and dedication to healthy living, combine to offer an exceptional living environment for people of all ages.

For more information on the future of Port Coquitlam, please refer to the 2020 Corporate Strategic Plan and the 2005 Official Community Plan, available at the Port Coquitlam City Planning Dept. For any further information on the future of Port Coquitlam please refer to: [www.portcoquitlam.ca](http://www.portcoquitlam.ca)

### 3.9 THE FUTURE OF THE TRI-CITIES (CONT.)

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#### ***Port Moody – “City of the Arts”***

Port Moody's population currently stands at roughly 33,551 residents, and is expected to exceed 50,000 people before 2041. Port Moody, the smallest of the communities in the Tri-Cities, is also experiencing mass change and growth. With the recent opening of the City Hall and public Library, the old City Hall has been converted into an arts centre. There have been some recent facilities added to Port Moody's inventory: the new Public Safety Building was recently completed, an Olympic-sized skating rink was officially opened in 2007, and the Recreation Complex was recently expanded. The Inlet Centre Fire Hall, originally built in 1974, was officially updated and re-opened in 2014.

Northern Port Moody's Newport Village has quickly become a booming centre of both retail and high density residential sectors. Currently, there is development of more residential housing near Newport Village. In commercial developments, the city has undertaken a downtown revitalization project to promote the St. Johns Street area and the businesses located in that specific area. The City is promoting smaller industrial sites in and around the Burrard Inlet waterfront to rebuild the industrial base. The City has also planned meeting sessions between industry and city personnel to ensure the goals of the City are more in line with those of industry and promote a better working environment. For more information on the future of Port Moody please refer to: [www.portmoody.ca](http://www.portmoody.ca)



Courtesy City of Port Moody

#### ***Metro Vancouver – "Creating Our Future – Steps to a More Liveable Region"***

Metro Vancouver is working closely with all of the cities in the Lower Mainland and wants to include regional growth targets and context statements into local Official Community Plans. For managing growth and transportation, Metro Vancouver gives priority to walking, cycling and transit, and then to cars. The Province is developing a "South Coast Transportation System Plan" which will provide a long-range network and investment strategy for the region's road systems to support the growth management objectives of the Liveable Region Plan. For more information on the development of the Metro Vancouver area, *Metro Vancouver 2040*, a strategic regional growth plan, is available for reference online.

## **4.0 LAND USE AND DEVELOPMENTS**

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The availability and utilization of land resources within a community is essential, not only to industrial and commercial development, but also to ensure adequate, attractive and enjoyable residential areas and facilities for all people. This section outlines how land has been allocated and put to use in the Tri-Cities area.

### **4.1 Land Use Patterns**

### **4.2 Residential**

### **4.3 Commercial**

### **4.4 Industrial**

### **4.5 Institutional**

## 4.1 LAND USE PATTERNS

Compared to other cities and municipalities in the Greater Vancouver Regional District, this area had a late start in economic development. It was not until the 1950's that the potential of the region's land was tapped.

Coquitlam, with a land area of about 150 square kilometres, is the largest municipality in the Tri-Cities region. The amount of open and undeveloped land in the region has been consistently decreasing, giving way to residential and commercial expansion mostly toward the northern areas in Coquitlam and Port Moody.

Port Coquitlam is close to exhausting its total land area for development and as a result, expansion is occurring upwards by ways of new apartment blocks, high rises and town homes.

Table 4.1: Land Use (2011)

	Coquitlam		Port Coquitlam		Port Moody	
	Land Area (ha)	% Of total	Land Area (ha)	% Of total	Land Area (ha)	% Of total
<b>Total Area</b>	<b>12,058</b>	<b>100.0 %</b>	<b>2,900</b>	<b>100.0 %</b>	<b>2,590</b>	<b>100.0 %</b>
Agricultural Land	312	2.6	231	8.1	0	0.0
Extractive Industry	325	2.7	0	0.0	0	0.0
Residential:						
- Single Family	1,725	14.3	652	22.7	335	13.0
- Rural	532	4.4	1	0.0	29	1.1
- Town/Low-rise	234	1.9	144	5.0	122	4.7
- High-rise	15	0.1	0	0.0	4	0.2
Commercial	204	1.7	73	2.5	25	1.0
Industrial	292	2.4	233	8.1	261	10.1
Institutional	256	2.2	54	1.9	39	1.5
Transportation, Utilities	1,131	9.4	607	21.2	269	10.4
Recreation / Nature Areas	6,184	51.3	767	26.7	1,267	49.2
Open / Undeveloped	548	4.5	105	3.7	186	7.2
Protected Watershed	270	2.2	0	0.0	0	0.0

Sources: Greater Vancouver Regional District - Strategic Planning Dept.  
BC Municipal Red Book

## 4.2 RESIDENTIAL

This growth reflects changing market values for many properties but also includes non-market changes such as: new subdivisions, re-zoning and new construction. The non-market growth is: \$314 million in Coquitlam, \$134 million in Port Coquitlam, \$400 million in Port Moody, \$39 million in Anmore, and \$10 million in Belcarra.

Table 4.2: **Changes in Total Assessment**

	2014 Assessment Roll	2015 Assessment Roll	2016 Assessment Roll	2017 Assessment Roll
<b>Coquitlam</b>	\$30.777 Billion	\$35.529 Billion	\$41.015 Billion	\$54.513 Billion
<b>Port Coquitlam</b>	\$11.043 Billion	\$12.458 Billion	\$14.053 Billion	\$18.479 Billion
<b>Port Moody</b>	\$7.864 Billion	\$8.881 Billion	\$10.029 Billion	\$13.187 Billion
<b>Anmore</b>	\$905 Million	\$1.012 Billion	\$1.131 Billion	\$1.463 Billion
<b>Belcarra</b>	\$506 Million	\$518 Million	\$530 Million	\$706 Million

Source: [www.bcassessment.ca](http://www.bcassessment.ca)

Changes in property assessment are reflective of movement in the local real estate market and can vary greatly from property to property. When estimating a property's market value, a professional appraiser analyzes current sales in the area, as well as considering other characteristics such as size, age, quality, condition, view and location. The examples below demonstrate local market trends for various residential properties in the North Fraser Region.

Table 4.3: **Residential Land Values\***

Single Family Dwelling (SFD)	2016 Assessment	2017 Assessment	% Change
<b>Coquitlam</b>			
SFD Central Coquitlam	\$1,000,000	\$1,325,000	32.5%
SFD Westwood Plateau	\$1,021,000	\$1,401,000	37.2%
Strata, Town Centre, High-Rise	\$375,000	\$478,000	27.5%
Strata, Maillardville, Townhouse	\$376,500	\$477,900	26.9%
<b>Port Coquitlam</b>			
SFD Citadel Heights	\$805,000	\$1,058,000	31.4%
SFD Lincoln Park	\$620,000	\$848,000	36.8%
Strata, Downtown, Low-rise	\$250,000	\$291,000	16.4%
Strata, Citadel, Townhouse	\$520,000	\$698,000	34.2%
<b>Port Moody</b>			
SFD Heritage Woods	\$1,349,000	\$1,842,000	36.5%
SFD North Shore	\$1,019,000	\$1,380,000	35.4%
Strata, Newport, High-rise	\$394,000	\$493,000	25.1%
Strata, Newport, Low-rise	\$414,000	\$524,000	26.6%

Source: [www.bcassessment.ca](http://www.bcassessment.ca)

## 4.2 RESIDENTIAL (CONT.)

Table 4.4: Housing Starts<sup>†</sup> in Metro Vancouver

City	2011	2012	2013	2014	2015	2016	2017	2018
Anmore	13	12	13	21	10	24	31	18
Belcarra	2	1	1	5	0	3	2	2
Burnaby	1,611	1,404	2,306	1,674	1,918	4,712	4,713	2,576
<b>Coquitlam</b>	<b>1,442</b>	<b>1,738</b>	<b>1,438</b>	<b>1,598</b>	<b>971</b>	<b>1,625</b>	<b>2,130</b>	<b>1,103</b>
Delta	378	360	509	537	635	482	567	664
Langley City	224	66	18	114	193	32	155	557
Langley Township	1,292	1,051	1,210	1,187	1,304	1,383	1,928	1,027
Maple Ridge	474	524	400	547	548	826	716	937
New Westminster	368	809	378	551	920	1,235	1,397	453
North Vancouver City	481	480	521	535	833	879	327	1,134
North Vancouver District	455	256	378	492	330	816	278	1,549
Pitt Meadows	75	97	154	88	54	18	105	44
<b>Port Coquitlam</b>	<b>47</b>	<b>371</b>	<b>342</b>	<b>375</b>	<b>460</b>	<b>219</b>	<b>485</b>	<b>268</b>
<b>Port Moody</b>	<b>26</b>	<b>310</b>	<b>8</b>	<b>9</b>	<b>26</b>	<b>43</b>	<b>42</b>	<b>238</b>
Richmond	2,636	1,708	1,427	3,036	2,657	2,215	2,070	2,092
Surrey	3,807	3,275	3,071	3,194	4,561	3,471	5,380	3,402
Vancouver	3,830	5,498	6,071	4,648	4,616	9,759	5,617	6,522
West Vancouver	126	446	257	136	183	254	137	449

Source: GVRD Strategic Planning Dept. Greater Vancouver Key Facts 2015  
BC Stats Economy Building Permits Housing Starts and Sales 2014

Table 4.5: Annual Residential Building Permit Values by City

City	2013	2014	2015	2016	2017
<b>Coquitlam</b>	\$482,003,000	\$297,474,000	\$286,764,000	\$245,152,000	\$407,685,000
<b>Port Coquitlam</b>	\$68,970,000	\$76,550,000	\$68,988,000	\$94,093,000	\$50,909,000
<b>Port Moody</b>	\$10,893,000	\$6,961,000	\$10,583,000	\$28,978,000	\$16,460,000

Source: GVRD Strategic Planning Dept. Greater Vancouver Key Facts 2015

<sup>†</sup>The total number of Residential Building Permits includes single dwellings, single detached, mobile homes, cottages, double dwellings, row housing, apartments and conversions.



## 4.2 RESIDENTIAL (CONT.)

Table 4.6: Attached Housing Statistics (May 2019)

Area	Typical Price	Price Index	1 Mo. Change (%)	6 Mo. Change (%)	1 Yr. Change (%)	5 Yr. Change (%)
Greater Vancouver	\$779,400	250.1	0.6	-3.5	-7.6	60.4
Burnaby	\$722,800	261.4	1.6	-2.6	-7.1	61.9
<b>Coquitlam</b>	<b>\$671,500</b>	<b>246.4</b>	<b>1.4</b>	<b>0.2</b>	<b>-4.9</b>	<b>66.8</b>
Maple Ridge	\$545,200	253.1	0.5	-0.9	-6.1	76.5
New Westminster	\$715,200	262.3	-2.3	-6.3	-9.3	59.0
North Vancouver	\$953,200	231.6	0.7	-6.1	-7.9	55.0
Pitt Meadows	\$606,000	262.2	0.4	-6.9	-5.6	84.6
<b>Port Coquitlam</b>	<b>\$642,700</b>	<b>243.3</b>	<b>4.4</b>	<b>0.6</b>	<b>-6.8</b>	<b>69.8</b>
<b>Port Moody</b>	<b>\$643,900</b>	<b>217.6</b>	<b>-2.6</b>	<b>-4.4</b>	<b>-6.0</b>	<b>56.3</b>
Richmond	\$776,700	255.0	-0.2	-7.4	-8.2	53.4
Vancouver East	\$873,700	279.9	0.6	0.1	-7.7	55.3
Vancouver West	\$1,116,000	260.9	0.8	-4.7	-8.8	52.8

Source: <http://www.rebgv.org>

Table 4.7: Detached Housing Statistics (May 2019)

Area	Typical Price	Price Index	1 Mo. Change (%)	6 Mo. Change (%)	1 Yr. Change (%)	5 Yr. Change (%)
Greater Vancouver	\$1,421,900	261.6	-0.5	-5.4	-11.5	46.2
Burnaby	\$1,367,000	273.7	-0.4	-4.8	-10.7	48.1
<b>Coquitlam</b>	<b>\$1,164,300</b>	<b>258.4</b>	<b>0.7</b>	<b>-5.3</b>	<b>-11.8</b>	<b>50.9</b>
Maple Ridge	\$822,800	234.4	0.9	-0.9	-6.1	76.1
New Westminster	\$1,046,700	261.1	-0.7	-4.0	-11.1	52.3
North Vancouver	\$1,508,300	237.5	-0.2	-4.0	-11.1	49.5
Pitt Meadows	\$880,800	248.2	-1.8	-1.5	-7.3	75.5
<b>Port Coquitlam</b>	<b>\$921,900</b>	<b>245.8</b>	<b>0.5</b>	<b>-5.8</b>	<b>-12.2</b>	<b>60.3</b>
<b>Port Moody</b>	<b>\$1,405,700</b>	<b>259.6</b>	<b>2.9</b>	<b>-6.2</b>	<b>-8.1</b>	<b>55.4</b>
Richmond	\$1,503,700	291.3	-1.8	-6.4	-12.8	48.5
Vancouver East	\$1,347,000	299.6	-0.7	-7.8	-12.5	49.1
Vancouver West	\$2,927,600	300.2	-0.7	-8.6	-14.5	31.4
West Vancouver	\$2,518,000	237.7	-2.4	-8.0	-16.6	24.4

Source: <http://www.rebgv.org>



## 4.2 RESIDENTIAL (CONT.)

Table 4.8: **Apartment Statistics (May 2019)**

Area	Typical Price	Price Index	1 Mo. Change (%)	6 Mo. Change (%)	1 Yr. Change (%)	5 Yr. Change (%)
Greater Vancouver	\$664,200	265.5	-0.5	-2.0	-7.3	69.4
Burnaby	\$679,900	274.0	-0.3	1.6	-6.4	74.3
<b>Coquitlam</b>	\$517,100	283.8	1.1	-1.0	-6.1	94.0
Maple Ridge	\$350,700	250.4	0.6	-2.3	-9.2	78.5
New Westminster	\$529,100	299.8	0.7	-3.8	-7.0	85.6
North Vancouver	\$557,100	227.2	-1.1	-2.2	-8.8	55.2
Pitt Meadows	\$493,300	290.9	0.6	-1.7	-10.0	90.5
<b>Port Coquitlam</b>	\$450,500	269.4	-1.2	-0.3	-6.8	85.9
<b>Port Moody</b>	\$630,600	262.8	-0.4	-2.4	-9.0	90.8
Richmond	\$637,900	273.1	-0.2	-0.7	-4.9	76.1
Vancouver East	\$569,300	324.9	-1.4	-0.9	-6.4	71.9
Vancouver West	\$758,500	246.1	-0.8	-3.0	-10.3	53.6
West Vancouver	\$1,022,700	207.8	-4.4	-9.1	-18.6	50.0

Source: <http://www.rebgv.org>

Table 4.9: **Average Apartment Rents (per Month) 2018**

Area	Bachelor	One Bedroom	Two Bedroom	Three Bedroom+
Coquitlam	\$888	\$1,096	\$1,290	\$1,338
Port Coquitlam	\$806	\$1,140	\$1,472	\$1,401
Port Moody	...	\$1,020	\$1,266	...
<b>Average for Metro Vancouver</b>	<b>\$1,150</b>	<b>\$1,445</b>	<b>\$1,842</b>	<b>\$2,344</b>

Source: Canada Mortgage and Housing Corporation. Rental Market Report 2018

## 4.2 RESIDENTIAL (CONT.)

Table 4.10: **Apartment Availability Rates 2018 (%)**

Area	Bachelor	One Bedroom	Two Bedroom	Three Bedroom+
Coquitlam	0.0	1.2	0.9	0.0
Port Coquitlam	0.0	1.0	3.1	0.0
Port Moody	...	0.8	...	...
<b>Average for Metro Vancouver</b>	1.4	1.4	1.7	2.0

Source: Canada Mortgage and Housing Corporation Rental Market Report Fall 2015

Table 4.11: **Number of Listings and (Number Sold) by Housing Type and City May 2019**

City	Detached		Attached		Apartments	
Burnaby	200	(67)	127	(58)	317	(154)
<b>Coquitlam</b>	223	(71)	100	(35)	186	(98)
Maple Ridge/Pitt Meadows	245	(111)	102	(54)	59	(45)
North Vancouver	196	(105)	91	(45)	225	(106)
New Westminster	50	(26)	24	(8)	198	(93)
<b>Port Moody/Belcarra</b>	50	(23)	34	(15)	39	(24)
<b>Port Coquitlam</b>	61	(41)	57	(36)	66	(54)
Richmond	252	(52)	167	(55)	336	(133)
Vancouver East	227	(124)	103	(60)	275	(142)
Vancouver West	220	(86)	144	(55)	689	(319)

Source: [www.rebgv.com](http://www.rebgv.com) Stats Package May 2019

### 4.3 COMMERCIAL

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Principal retail areas can be found in City Centres and along major transportation routes in Coquitlam, Port Coquitlam, and Port Moody. Details of major local shopping centres are located on the following page. Coquitlam Town Centre, one of the major shopping areas in the Lower Mainland, has recently been expanded making it one of the largest shopping centres in British Columbia.

Table 4.12: **Annual Commercial Building Permit Values (\$)**

	2012	2013	2014	2015	2016	2017
Coquitlam	28,422,000	24,497,000	34,574,000	17,652,000	52,559,000	56,242,000
Port Coquitlam	16,151,000	10,878,000	25,958,000	9,296,000	18,850,000	125,012,000
Port Moody	806,000	3,326,000	12,534,000	2,179,000	3,512,000	12,809,000

Source: Strategic Planning Department, Metro Vancouver. [Metro Vancouver Key Facts 2017](#).

### 4.3 COMMERCIAL (CONT.)

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#### A Selection of Shopping Centres in the Tri-Cities Area:

**Aberdeen Square**

2764 Barnet Highway  
Coquitlam, BC  
V3B 1B9

**Austin Station**

2662 Austin Avenue  
Coquitlam, BC  
V3K 6C4

**Burquitlam Plaza**

526 - 572 Clarke Road  
Coquitlam, BC  
V3J 3X5

**Cariboo Shopping Mall**

445 North Road  
Coquitlam, BC  
V3K 3W1

**Como Lake Village**

1972 Como Lake Ave.  
Coquitlam, BC  
V3J 3R2

**Coquitlam Plaza**

2773 Barnet Highway  
Coquitlam, BC  
V3B 1C2

**Coquitlam Town Centre**

2885 Barnet Highway  
Coquitlam, BC  
V3B 1C1

**Coquitlam Centre**

2929 Barnet Hwy.  
Coquitlam, BC  
V3B 5R5

**Dominion Triangle**

2385 Ottawa St.  
Port Coquitlam, BC  
V3B 7Z1

**Eagle Ridge Place**

2635 Barnet Hwy.  
Coquitlam, BC  
V6E 1K9

**Henderson Place**

1163 Pinetree Way  
Coquitlam, BC  
V3B 8A9

**Lincoln Centre**

3030 Lincoln Avenue  
Coquitlam, BC  
V3B 6B4

**Hanin Village**

329 North Road  
Coquitlam, BC  
V3K 3V9

**Pinetree Village**

2991 Lougheed Hwy.  
Coquitlam, BC  
V3B 6J6

**Plateau Village**

1410 Parkway Blvd.  
Coquitlam, BC  
V3E 3J7

**Squire Square**

2918 Glen Drive  
Coquitlam, BC  
V3B 7K1

**Sunwood Square**

3025 Lougheed Hwy.  
Coquitlam, BC  
V3K 3T8

**Shaughnessy Station**

2850 Shaughnessy  
Port Coquitlam, BC  
V3C 6K5

**Westwood Mall**

3000 Lougheed Hwy.  
Coquitlam, BC  
V3B 1C5

**PoCo Place**

2755 Lougheed Hwy.  
Port Coquitlam, BC  
V3B 5Y9

**Prairie Mall**

1470 Prairie Ave.  
Port Coquitlam, BC  
V3B 5M8

**Port Moody Centre**

2929 St. John's Street  
Port Moody, BC  
V3H 2C2

**The Centre**

1175 Johnson Street  
Coquitlam, BC  
V3B 7K1

**Westwood Centre**

2748 Lougheed Hwy.  
Port Coquitlam, BC  
V3B 6P2

**Heritage Mountain**

221 Ioco Road  
Port Moody, BC  
V3H 4H2

**Northside Shopping Centre**

3295 Coast Meridian Road  
Port Coquitlam, BC  
V3B 3N3

**Newport Village**

236 Newport Drive  
Port Moody, BC  
V3H 5B7

**Meridian Station**

3377 Coast Meridian Road  
Port Coquitlam, BC  
V3B 3N6

## 4.4 INDUSTRIAL

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Port Coquitlam has long been the leader in attracting manufacturing firms to the area. The City, well served by the location of CP Rail yards and Highway 7, is home to almost 300 manufacturers ranging from specialized firms in the machinery and metal products industry to high-tech firms such as International Submarine Engineering. There are four industrial parks located in the City.

Until the 1970's, Coquitlam was mainly a residential suburb. Today it is a growing and expanding community and, since the amalgamation of the District of Fraser Mills and Coquitlam in 1971, the growth in industry in this City has not stopped. Today, there are more than 335 hectares designated for industrial uses ranging from light industrial to research and development. Virtually all of Coquitlam's industrial land is now developed, with only 15 hectares currently vacant. Some of the major industrial parks are Cape Horn, Mayfair, and the Pacific Reach Industrial Park.

Historically, industry has always been a part of Port Moody. Almost a third of its employees worked in its oil refineries and sawmill, or in petrochemical manufacturing, or port-related activities. Many of these earlier resource-based industries have disappeared or downsized over the years. They have been replaced by service-oriented and other "urban" jobs as Port Moody grew from an industrial area into a small town with a wide range of economic activities. For example, the oil refineries that have dominated the City's industrial base are now giving way to other sectors in service, manufacturing, and wholesale distribution. Residential development in Port Moody is increasing as it focuses less on primary industry. Nevertheless, Port Moody's location on the railway and on tidal waters ensures that its industrial role will continue for some time to come.

Table 4.13: **Annual Industrial Building Permit Values (\$)**

	2012	2013	2014	2015	2016	2017
<b>Coquitlam</b>	5,616,000	2,120,000	1,598,000	1,376,000	4,613,000	6,254,000
<b>Port Coquitlam</b>	8,202,000	6,951,000	7,799,000	19,192,000	3,804,000	32,115,000
<b>Port Moody</b>	582,000	...	259,000	385,000	38,000	...

Source: Strategic Planning Department, Metro Vancouver, [Metro Vancouver Key Facts](#). 2017.

## 4.4 INDUSTRIAL (CONT.)

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### Major Industrial Areas in the Region include:

#### In Coquitlam:

1. **Mayfair Industrial Park.** Located at the north end of the Port Mann Bridge, this 270-acre park features direct accessibility to Highway 1 and Lougheed Highway. CP Rail and TransLink also serve the area. Major firms located in this park include Coca-Cola, Sony, and Co-Van International.
2. **Cape Horn Business Park.** Located west of Mayfair Industrial Park and Highway 1; Cape Horn was opened in 1990 and has approximately 48 acres for general industrial use. Firms currently located in this park are Lance Bissett Ltd. and Wastech.
3. **Pacific Reach Business Park.** Located west of Cape Horn Business Park and adjacent to the Fraser River, Pacific Reach is about 220 acres in size. It is accessible to Highway 1 and Lougheed Highway via United Boulevard. This park accommodates "big box" retailing, light industrial and some office uses. Public trails and walkways along the Fraser River and Como Creek have been created as part of the park.

#### In Port Coquitlam:

1. **Mary Hill Industrial Park.** Located southeast of the City, it has 648 acres that are easily accessible from Highways 1 and 7 and is close to the CP Rail yards. Some of its major users are Lilydale Poultry, Konings Wholesale and CP Transport.
2. **Meridian Industrial Park.** Located southeast of the City, bordering Mary Hill Bypass and Kingsway Ave., this park is a total of 90 acres. It is used mainly for light industrial, manufacturing and distribution centres. It also features a park, walkways and river access. Some of its major users are Cortina Foods, Sears, and Apex Express.
3. **Dominion Industrial Reserve.** Located north of Lougheed Highway, it measures out to 268 acres and is zoned for service commercial and industrial use. It currently houses Costco, Walmart and Home Depot, with a significant portion of land remaining for industrial development.
4. **Davies Industrial Park.** This park is one of the more established industrial parks in Port Coquitlam. This park is the smallest with only 10 acres just off of Westwood Street.

#### In Port Moody:

1. **Burrard Inlet (south side).** Various light manufacturing and distribution companies are located in this area, just off St. Johns Street. Some of the larger industries here include Flavelle Cedar and Reichold Chemicals.
2. **loco Road on the north side of Burrard Inlet.** Imperial Oil storage facility is currently located here.

## 4.4 INDUSTRIAL (CONT.)

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### **In Summary:**

Most industries in the region have transportation links with rail and water. The three major routes of road access are the Trans-Canada Highway (Highway 1), Lougheed Highway (Highway 7) and Barnet Highway (Highway 7A).

The Mary Hill Bypass route along the shore of the Pitt and Fraser Rivers, links the Pitt River Bridge and the local highways directly to the Meridian Industrial Park and Mayfair Industrial Park. This route is an important transportation corridor for both commercial and passenger vehicles.

Many companies also take advantage of their central locations next to the Fraser and Pitt Rivers and Burrard Inlet. The Fraser Mills area, Lafarge Concrete Ltd., and Columbia Bithulithic Ltd. have utilized the Fraser and Pitt Rivers for shipment for many years. Pacific Coast Terminals utilizes Burrard Inlet for its water traffic.

Accessibility and availability of land at relatively low cost makes the region an ideal location for new manufacturing plants of all kinds. Currently, the largest area with available land is the Pacific Reach Business Park.

Note: For more information, please contact municipal planning departments in their respective City Halls.

## 4.5 INSTITUTIONAL LAND USE

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With the population growth in this region, new schools and institutional facilities are continually being built.

In Coquitlam, the civic core in the Town Centre area includes City Hall, Coquitlam Public Library's City Centre branch, RCMP and Public Safety Building, Evergreen Cultural Centre, City Centre Aquatic Centre, Douglas College David Lam Campus, Pinetree Community Centre, and Pinetree Secondary School, all of which have been constructed within the past few decades. As well, Coquitlam has also recently included Glen Pine Senior's Pavilion in the Town Centre, the Health Sciences Complex on the Douglas College David Lam Campus, and the Chimo Aquatic & Fitness Centre, which has been designed with a LEED Silver sustainable design and construction benchmark.

In Port Coquitlam, a Provincial Court House opposite the end of McAllister Avenue was completed in March of 1996. The City has also completed a large City Hall complex which includes City Hall, City Hall Annex, Veterans Park, and the Leigh Square Arts Village.

In Port Moody, a Civic Centre was completed, which houses the City Hall, library and a community theatre that doubles as Council Chambers.

Table 4.14: **Annual Industrial Building Permit Values (\$)**

	2012	2013	2014	2015	2016	2017
<b>Coquitlam</b>	21,737,000	5,670,000	14,395,000	16,432,000	37,905,000	3,507,000
<b>Port Coquitlam</b>	15,377,000	591,000	1,060,000	10,495,000	22,250,000	14,083,000
<b>Port Moody</b>	7,796,000	1,812,000	53,000	17,756,000	...	1,000,000

Source: Strategic Planning Department, Metro Vancouver. [Metro Vancouver Key Facts](#), 2017.



## **5.0 TRANSPORTATION SYSTEMS AND SERVICES**

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The existence and efficiency of transportation services is essential to the encouragement and development of all aspects of economic activity, whether it be residential development, commercial trade, or as a base for manufacturing enterprises. Transportation, communications, and utilities play a key role in the expansion of this region and have increasingly become a major sector in the region's economic base.

- 5.1 Commute Overview and Statistics
- 5.2 Road Systems
- 5.3 Transit Services
- 5.4 Taxi Services
- 5.5 Ride-Share Services
- 5.6 Car Sharing Services
- 5.7 Intercity Bus Services
- 5.8 Handi-Dart Services
- 5.9 Trucking, Cartage & Moving Services
- 5.10 Rail Services
- 5.11 Air Services
- 5.12 Marine Services

## 5.1 COMMUTE OVERVIEW & STATISTICS

At 2,877 square kilometres, the Metro Vancouver Regional District requires a robust transportation network in order to maintain its outstanding interconnectivity. Through the use of Metro Vancouver's highway systems, railways, and light rapid transit lines, hundreds of thousands of commuters from the Tri-Cities travel to other cities for work each day (for cities of work vs. cities of residence, refer to section 2.4: Labour Force). Over 230 million trips were made using public transit across Metro Vancouver in 2015. The median commute time for Tri-City residents in 2011 is roughly thirty minutes per trip.

While private vehicles facilitate a majority of commutes, public transit plays a large role as well. In accordance with the overall environmental goals set by Metro Vancouver, the promotion and expansion of the existing public transit system will continue more quickly than it has before. As of 2017, TransLink is currently planning and developing the largest expansion of the public transit system since 2009, which will eventually be rolled out over the next decade.

Table 5.1: Total Employed Force 15 Years and Over by Mode of Transportation

	Coquitlam	Port Coquitlam	Port Moody
<b>Males:</b>	<b>33,870</b>	<b>15,610</b>	<b>8,325</b>
Car, Truck, Van as Driver	25,875	12,690	6,500
Car, Truck, Van as Passenger	1,250	590	315
Public Transit	5,175	1,610	1,150
Walk	875	370	165
Bicycle	295	175	75
Other Method	400	190	110
<b>Females:</b>	<b>30,545</b>	<b>14,160</b>	<b>8,040</b>
Car, Truck, Van as Driver	20,110	10,325	5,580
Car, Truck, Van as Passenger	2,230	980	410
Public Transit	6,365	2,145	1,615
Walk	1,490	505	330
Bicycle	90	50	20
Other Method	265	155	90

Source: Statistics Canada, Census 2016

Table 5.2: Transit Passenger Trips in Metro Vancouver 2013 – 2015

Mode of Public Transit	2005	2010	2015
Bus	117,024,469	135,205,396	152,710,447
Seabus	2,650,060	3,550,500	3,406,488
Skytrain	38,145,071	47,053,303	49,897,481
Canada Line	... <sup>2</sup>	29,189,349	29,453,840
West Coast Express	1,893,933	2,504,191	2,119,030
<b>Total</b>	<b>159,713,533</b>	<b>217,502,739</b>	<b>237,587,287</b>

Source: Metro Vancouver Regional Planning Statistics

<sup>2</sup>The Canada line was completed in August of 2009

## 5.2 ROAD SYSTEMS

This region is an integral part of the Greater Vancouver Regional District. There are three major arteries running into this area. The Trans-Canada Highway (Hwy 1) has points of entry to Coquitlam in the south (via the Port Mann Bridge) and southwest, and can be accessed by Brunette Avenue (Exit 40B) and the United Boulevard Interchange (Exit 44). The Barnet Highway (Hwy 7A), which enters the City of Port Moody from Burnaby, travels east-west to its terminus at Coquitlam Centre where it connects with the Lougheed Highway (Hwy 7). The Lougheed Highway enters the region in southwest Coquitlam and east Port Coquitlam. It travels parallel to the Trans-Canada Highway, the Coquitlam River and the CP Rail mainline.

Since the late 1970's, local road systems have been substantially upgraded to service the incoming rapid commercial and industrial growth. These improvements include the widening of existing arterial routes, as well as the construction of new streets and access routes to developing areas. For instance, the development of Westwood Plateau as a residential area has greatly increased the length of paved roads in Coquitlam. The TriCities area has almost 700 kilometres of roads, with 450 in Coquitlam, 140 in Port Coquitlam, and 100 in Port Moody.

In an effort to reduce emissions and particulates in the air, Metro Vancouver has implemented an air quality management plan which integrates plans of the Greater Vancouver area, the Fraser Valley, and Whatcom County in the United States. Metro Vancouver is also working with the provincial and federal governments to develop new technologies to reduce vehicle emissions.

Source: City of Coquitlam, [www.coquitlam.ca](http://www.coquitlam.ca)

Table 5.2: Total Number of Registered and Insured Vehicles by City (All Rate Classes)

City	2011	2012	2013	2014	2015	2016
Coquitlam	84,710	84,342	86,551	86,902	89,187	94,344
Port Coquitlam	39,574	40,086	40,570	40,947	42,036	43,806
Port Moody	21,187	21,254	21,254	21,634	21,847	22,289

Source: GVRD Strategic Planning Dept. Greater Vancouver Key Facts 2016

Table 5.3: Percentage of Labour Force by City of Residence in terms of Commuting Duration (%)

City	<15 Minutes	15-29 Minutes	30-44 Minutes	45-59 Minutes	60+ Minutes
Coquitlam	17.1	25.2	24.8	15.2	17.8
Port Coquitlam	19.5	26.7	22.6	14.1	17.1
Port Moody	15.1	24.3	27.1	17.6	15.8

Source: Statistics Canada, 2016

## 5.3 TRANSIT SERVICES

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Public Transit service in Metro Vancouver is provided by the Greater Vancouver Transportation Authority, commonly known as "TransLink". TransLink was created by the BC Greater Vancouver Transportation Authority Act (Bill 36) in 1998. It is a separate organization, and is not part of the provincial government or Metro Vancouver. Translink can be found online at the following link: <https://www.translink.ca/>

### Bus

Currently covering a 1,800 square kilometre area in the Lower Mainland, TransLink serves 1.8 million people. In the Northeast Sector, the transit system is bus-based with connections to Commuter Rail, which connects the tricity area to the downtown core. There are local bus routes travelling through neighbourhoods and connecting with regular and express buses at major centres such as Lougheed Mall, Coquitlam Centre and Downtown Port Coquitlam.

Bus fare is charged at a flat rate, regardless of distance or location travelled. While all TransLink service fares are paid through the prepaid Compass Card system, transfer slips are also available upon cash payment to allow vehicle changes by passengers and allow transferring between buses. SkyTrain and Commuter Rail tickets can also be used to transfer to buses. Buses are equipped with wheelchair accessible service.

### SkyTrain

SkyTrain, which opened in 1986, is a completely automated light rapid transit system with 3 connected lines linking together Vancouver, New Westminster, Richmond, Burnaby, and Surrey. At present, the 29km trip takes approximately 39 minutes for downtown's Waterfront Station to King George Station in Surrey. An extension to Surrey City Centre was completed in the spring of 1994. In 2002, the completion of the Millennium Line SkyTrain extension, starting at Lougheed Town Centre, made the Tri-Cities more accessible. As of 2009, the Canada Line extension connected Downtown Vancouver with The Vancouver International Airport. The Evergreen line, further connecting the Tri-Cities to the rest of Metro Vancouver with 7 stations located across Coquitlam and Port Moody, was completed in late 2016.

### Westcoast Express - Commuter Rail



This train service has stops between Mission and Downtown Vancouver on the CP Rail line. There are five trains heading westbound in the early morning hours and five trains heading eastbound in the afternoon/evening. For ticket prices and travel times please pickup a transit timetable or call 604-488-8906. Discounted ticket prices are available to those who ride the train on a regular basis through either the Monthly Employment Program or the 28-day unlimited passes. Additionally, the TrainBus adds one trip westbound in the morning and one eastbound in the evening to extend the commuter schedule.

### Translink 10-Year Plan

Translink is currently implementing a 10-year investment plan from 2017 – 2026 to improve transit service across Metro Vancouver. This plan includes the construction of two extensions to the existing Skytrain network, as well as the addition of 11 new B-line express bus routes, connecting key areas in the region. An infographic dashboard of the plan can be found on the Translink website by following the link below: <https://www.translink.ca/en/Plans-and-Projects/10-Year-Plan.aspx>

## 5.4 TAXI SERVICES

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Four taxi companies operate out of this region, with services including transportation to any point in the Lower Mainland. Other services include delivery services, courier services, and jump-starts. Typical rates as of 2014 are: \$2.80 base fee plus \$1.60 per kilometre and the waiting fee is \$20.10 per hour. For seniors and people with some form of disability, a 10% discount is given and wheelchair accessible vehicles are available if requested in advance. An additional 50% discount is given to those participating in the taxi savers program, which is administered in cooperation with BC Transit. For taxi service please call any of the following numbers for service in our area. They can also be reached online.

<b>Bel-Air Taxi</b>	604-433-6666
<b>Coquitlam Taxi</b>	604-524-1111

## 5.5 RIDE-SHARE SERVICES

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As of June 2019, ride-share services such as Lyft and Uber are not available in British Columbia. While similar carpooling services have made niche appearances in Downtown Vancouver, they are not operating at the scale of current industry leaders. Pushback from traditional taxi companies, as well as the current New Democratic Party provincial government, has politicized the issue.

Ride sharing is essentially a taxi service that connects commuters to contracted drivers through the use of a smartphone application. The drivers work their own chosen hours using their own private vehicle. With a large enough driver base, the idea is that someone will always be available to provide a ride as necessary. Such services are appealing due to their relatively low consumer costs, in-app driver rating systems, and ease of entry for prospective drivers.

## 5.6 CAR SHARING SERVICES

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The car sharing industry has slowly been expanding its reach across the lower mainland throughout the past decade. While primarily situated in downtown Vancouver, some efforts have been made to provide shared vehicles to the Tri-Cities. Modo, while only committing a small fleet of sixteen cars, has viewed the construction of the Evergreen line as an opportunity to provide this car sharing alternative to Coquitlam and Port Moody residents.

Car sharing acts as a casual, very short-term car rental service that allows residents without private vehicles to complete certain tasks, like commuting without worrying about transit schedules, or taking groceries home after shopping. Residents find these cars in specified lots, and may drop off their rented car in any other car share lot convenient to them. Rates are based on distance travelled and time used. For specifics, please contact car sharing services active in the area.

## **5.7 HANDI-DART SERVICES**

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Also available for people with disabilities are Handy-Dart Services, operated by TransLink. These services are door-to-door and are for those who have difficulties utilizing the public transit service. Top priorities are given to calls for medical and work purposes before calls for recreational and therapeutic uses. The service is available 7 days a week from 6:30 am to midnight but only limited services are available in the evenings and weekends. Handy-Dart also sells the taxi savers tickets. The main office is located in New Westminster to serve this region as well as Burnaby. For more information and dispatch services, call 604-524-3655 but please give at least 2 days advance notice for dispatching.

## **5.8 TRUCKING, CARTAGE & MOVING SERVICES**

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The region offers a wide variety of trucking services, in both long-distance and local scope for personal, commercial, or industrial needs. In addition, virtually any firm operating in the Lower Mainland can also serve this area. Rates and costs depend on the weight and the type of commodities transported.

## **5.9 RAIL SERVICES**

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Canadian Pacific (CP) Rail operates the third largest rail system in North America with over 29,000 kilometres of trackage in Canada and the United States. In British Columbia, the Railway has thousands of employees with the largest yard and marshalling facility for freight handling, switching and maintenance located in the Port Coquitlam/Vancouver Waterfront area. About 2,800 freight cars pass through the Port Coquitlam yard every day. This yard covers approximately 187 hectares with almost 100 kilometres of track and employs approximately 650 people. The CP Rail mainline enters Port Coquitlam in the east, travelling northwest to the City of Vancouver. A junction with the Burlington Northern line at Port Coquitlam connects the mainline to New Westminster and Canadian National Rail, via Fraser Mills. Excellent rail service is provided to all industrial zones of the region.

Passenger boarding facilities courtesy of VIA Rail, are available in Port Coquitlam on Kingsway Avenue with daily arrivals and departures. For ticket reservation, VIA Rail maintains a toll-free number (1-800-561-8630) and for timetable and other information, please call 669-3050.

Many of the industrial businesses located along Kingsway Avenue in Port Coquitlam are so located for ease of access to the rail yards.

## 5.10 AIR SERVICES

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A wide range of facilities are available within a 40 kilometre radius, including the **Vancouver International Airport (YVR)**, **Pitt Meadows Airport (YPK)**, **Abbotsford International Airport (YXX)**, and several small charter services for helicopters, seaplanes, and light aircraft.

The **Vancouver International Airport**, the largest airport in Western Canada, is located about 40 kilometres to the west of this area. Direct links to other Pacific Rim countries, as well as to Europe, Australia, South America, eastern points of North America, and local service, are provided by 25 major international airlines and 7 regional airlines based at the airport. Many other services are also provided, including training, large-scale mail and cargo, charter flights, and float plane facilities. As of July 1st, 1992, the administration of the airport was transferred from the Ministry of Transport Canada to The Vancouver International Airport Authority. The Vancouver International Airport completed a new terminal in 1996 that is devoted specifically to U.S. and International flights and includes a new runway to better serve the increasing demands on the airport. In 2013, over 17.97 million people flew in or out of the Vancouver International Airport and that number is expected to increase in years to come.

**Pitt Meadows Airport** is a land and water aerodrome serving light to medium size fixed wing and rotary aircraft. Located 8 kilometres from the Tri-Cities area, it is positioned as a general aviation base for Lower Mainland traffic, flight training, charters, commuter services, executive jets and aviation support services; and provides a general aviation alternative to Vancouver International Airport. The airport has recently introduced flights to and from downtown Victoria through Harbour Air.

**Abbotsford International Airport**, located about 50 kilometres to the east, serves as a backup to the Vancouver International Airport with full customs facilities. This airport is fully capable of handling all sizes of commercial jetliners.

Sources: Vancouver International Airport.  
Pitt Meadows Airport.  
Abbotsford Airport. © [www.abbotsfordairport.ca](http://www.abbotsfordairport.ca)

## 5.11 MARINE SERVICES

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There are approximately 27 kilometres (17 miles) of waterfront in this region, consisting of 5.6 kilometres in Coquitlam on the Fraser; 10.3 kilometres in Port Coquitlam on the Fraser and Pitt Rivers; and 11.5 kilometres in Port Moody at the head of Burrard Inlet.

In 2008, the Port of Vancouver, the North Fraser Port Authority and the Fraser River Port Authority amalgamated to form Port Metro Vancouver—the largest western Canadian seaport and one of the largest seaports in North America. Port Metro Vancouver administers operations in Burrard Inlet and along the Fraser River from its head office in Vancouver. Many Port Moody industries use the Inlet for various water operations. Port Metro Vancouver handled 138.2 million metric tonnes of general cargo, bulk, and containers in 2015. Of that amount, 109.4 million metric tonnes was comprised of foreign goods, and the remaining 28.8 million metric tonnes was domestic. More 2015 statistics from the Port of Vancouver can be found here: <http://www.portvancouver.com/wp-content/uploads/2016/02/2015-statistics-overview.pdf>

The Canadian Coast Guard, a branch of the Department of Transport, provides a variety of services including, but not limited to, search and rescue, marine weather emergency, broadcasting and information access, and pollution control. The Canadian Coast Guard also monitors and regulates transport of dangerous goods, inspection of commercial and recreational vessels, marine communications, conducting standards and safety checks on foreign vessels entering Canadian waters.

There are many other firms providing a wide variety of marine services in the region including manufacturing of commercial and recreational vessels; sales of fuel and moorage facilities; charters and rentals; repair and servicing; towing and tugboats; construction of docks, floats and wharves; and sale of boats and accessories.

There are public boat-launching facilities at Rocky Point in Port Moody, Macquabeak Park in Coquitlam and at various points on the Pitt River. Reed Point Marina operates a 30 tonne capacity marine travel lift for launching larger boats, as well as other pleasure craft service, and provides moorage for up to 800 vessels. The Pitt River Boat Club, a private club, provides moorage for up to 150 boats and both marinas provide a variety of other services for boaters including fuel sales.

In Port Coquitlam, many of the industrial businesses in the Meridian Industrial Park are located for the ease of access to marine transport. Also located within Port Coquitlam are several marine-related businesses including Harkin Towing and Forest Marine.

Sources: Port Metro Vancouver <http://www.portvancouver.com/>  
Ship Safety Department, Canadian Coast Guard. <http://www.ccg-gcc.gc.ca/eng/CCG/Home>  
Pitt River Boat Club. <http://pittriverboatclub.blogspot.ca/>  
Reed Point Marina. <http://www.reedpoint.com/>  
Pacific Coast Terminals. <http://pct.ca/>  
City of Port Coquitlam <https://www.portcoquitlam.ca/>



## 6.0 UTILITIES

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Development requires the provision of a full range of utilities and services. Within the region, utilization opportunities for in-place water, sewer, refuse collection, telephone, electric power, and natural gas systems exist to ensure the continued availability of such services to both residential and commercial users.

- 6.1 Water and Sanitary Sewer Systems
- 6.2 Refuse Collection, Disposal and Recycling Services
- 6.3 Telephone Service
- 6.4 Internet Service
- 6.5 Electric Power
- 6.6 Natural Gas

## 6.1 WATER AND SANITARY SEWER SYSTEMS

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### Water Systems and Consumption

Metro Vancouver provides water to its member municipalities, including the Tri-Cities, sourced from the Capilano Reservoir in North Vancouver, the Seymour Reservoir in the North Shore Mountains, and the Coquitlam Reservoir. The supply is split almost equally among the three sources. The quality of the water supply is very high with only minimal treatment required.

There were a number of recently completed projects undertaken to increase supply and quality of local water sources including:

- Coquitlam UV Disinfection Project
- Seymour-Capilano Water Utility Projects (completed in 2016)
- Port Mann Water Supply Tunnel (completed in 2015)

Table 6.1: **Water Consumption 2014-2015** (millions of litres per day)

	Coquitlam		Port Coquitlam		Port Moody	
	2016	2017	2016	2017	2016	2017
Annual Peak Hour Flows <sup>†</sup>	102	117	51	51	29	28
Annual Peak Day Flows	73	88	37	38	18	19
Annual Average Daily Flows	48	55	25	26	13	13
Peak Week Average Daily Flows	73	85	35	36	19	21

Source: Metro Vancouver "Water Consumption Statistics", 2015 Edition

<sup>†</sup>Peak Hour varies between the 3 cities, but it typically takes place between 4 and 9AM.

## **6.1 WATER AND SANITARY SEWER SYSTEMS (CONT.)**

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### **Sewerage and Drainage Systems**

The Greater Vancouver Sewerage and Drainage District (GVS&DD), a subsidiary of Metro Vancouver, is responsible for the trunk sewage collection system and the treatment and disposal of sewage in the Lower Mainland. Local sewage mains are the responsibility of the local municipalities who, in turn, charge users either a flat or a metered rate.

Household, commercial, and industrial waste/water from the Tri-Cities is piped to Annacis Island for secondary treatment. The treated effluent is discharged to the Fraser River. A large portion of each of the three cities' budgets for sewer service is paid to the GVS&DD for use and upgrade of the Annacis Island plant. The Annacis Island Waste/Water Treatment Plant opened in 1975 to provide primary treatment, and was then upgraded in 1979 and 1984 to accommodate growth. The most recent upgrade, to provide secondary treatment, was completed in early 1999 and makes the Annacis Island Plant the largest in the region. It now serves nearly 1,000,000 people in the Fraser Sewage Area, which includes New Westminster, Port Moody, Port Coquitlam, Coquitlam, Pitt Meadows, Maple Ridge, White Rock, and the City of Langley, most of Burnaby and Surrey, and portions of Delta, Vancouver, Richmond, and the Township of Langley.

There are four other waste/water treatment plants in the Lower Mainland - Iona Island, Lions Gate, Lulu Island, and Northwest Langley treatment plants - to serve West Vancouver, North Vancouver (City and District), Vancouver, Richmond, parts of Burnaby and Langley.

Source: Greater Vancouver Sewer and Drainage District, Metro Vancouver

## 6.1 WATER AND SANITARY SEWER SYSTEMS (CONT.)

Table 6.2: City of Coquitlam Water Rates

Unmetered Service - Annual Flat Rate Charges	
Single Family Dwellings	\$507.00
Multi-Family Dwellings	\$345.00
Apartment, Townhouses	\$345.00

Source: City of Coquitlam 2019

Table 6.3: City of Port Moody Water Rates

Unmetered Service - Annual Flat Rate Charges	
<b>Residential</b>	
Single Family Dwellings	\$432.00
Apartment, Townhouses & Rowhouses	\$432.00
Suites (In private dwellings or commercial premises)	\$432.00
<b>Commercial</b>	
Offices and Stores	\$432.00
Restaurants, Cafes & Coffee Shops	\$931.00
Private Clubs	\$926.00
Service Stations & Garages	\$931.00
<b>Institutional</b>	
Churches & Public Halls	\$233.00
<b>Other</b>	
Anything unspecified above	\$432.00
<b>Metered Service</b>	
Per 100 Cubic Feet	\$2.85
Minimum quarterly charge	\$399.00

Source: Bylaw No. 3172, City of Port Moody. 2017

Table 6.4: City of Port Coquitlam Water Rates

Unmetered Service - Annual Flat Rate Charges	
Single Residential Dwellings	\$448.05
For Each Additional Dwelling	\$448.05
For Each Apartment	\$398.74
For Each Townhouse	\$419.72
<b>Metered Service – Rates per 100 Cubic Feet</b>	
Minimum Charge	\$155.90
1,500 – 4,500 Cubic Feet	\$4.99
4,500 – 19,500 Cubic Feet	\$4.09
Over 19,500 Cubic Feet	\$2.53

Source: City of Port Coquitlam 2019

## 6.2 REFUSE COLLECTION, DISPOSAL & RECYCLING SERVICES

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### Refuse

Solid waste from the region is now collected and processed at Wastech, a central station located in Coquitlam. From there, the waste is either transferred north to the Cache Creek landfill, to the Burns Bog landfill, or to the incinerator in Burnaby.

There are varying levels of participation in refuse collection by the communities in the region. The City of Coquitlam employs a private contractor for single dwelling residential pick-up and charges home occupants a utility fee. The 2017 rate for waste removal in Coquitlam is based on a chosen waste cart size. A 120-litre, 240-litre, and 360-litre cart will cost a home \$228, \$302, and \$427 per year respectively. The City no longer subsidizes this service and no collection is provided for commercial and industrial users. Instead, they make their own arrangements for their garbage collection. On the other hand, residents in multi-dwelling units (ie. apartments and townhouses) have the option of making their own arrangements or obtaining the service from the City.

The City of Port Coquitlam, however, maintains a fleet of vehicles for collection that are operated by City employees for residential and limited commercial removal. The 2017 annual assessment for services is based on the size of the garbage carts a family requests. The annual rates for 120-litre, 240-litre, and 360litre garbage carts are \$84.80, \$114.80, and \$144.80 respectively. For green compost carts of 240-litres and 360-litres, annual fees of \$67.50 and \$77.50 apply respectively.

The City of Port Moody also provides a comprehensive curbside removal system by City employees that involves maintenance of collection vehicles and rental of refuse receptacles. The fee for refuse collection in Port Moody for 2017 is \$108.00 annually for a 120-litre cart. The City of Port Moody does not provide commercial pickup; this service is now contracted to private enterprise.

### Recycling

Since 1989, a recycling program has been in place in the region. The Cities of Port Moody and Port Coquitlam have a comprehensive program for curbside collection of recyclable goods, whereas, the City of Coquitlam contracts out the service.

The basic items collected for recycling in all three Cities include: newspapers, magazines and other cardboard packaging, tin cans, aluminium cans, and plastics groups 1, 2, 4, and 5. Currently, there is also a separate collection for lawn and garden waste starting in the spring and continuing through to the end of autumn. Metro Vancouver is encouraging municipalities to expand their recycling programs to include apartment buildings and multiple family dwellings. Material bans at disposal facilities have been implemented to limit the disposal of recyclable materials. Educational and technical programs have been launched to help businesses reduce, reuse, and recycle. There are various recycling locations present across the Tri-Cities.

#### **Coquitlam Recycling Depot**

Trevor Wingrove Way  
Coquitlam, BC V3B 7Y3  
<http://www.coquitlam.ca/>

#### **Biggar Enterprises Bottle Depot**

2577 Kingsway Ave,  
Port Coquitlam, BC V3C 1T5  
<https://www.return-it.ca>

#### **Happy Stan Recycling**

1603 Langan Ave,  
Port Coquitlam, BC V3C 1K6  
<http://www.happystan.com/>

#### **Coquitlam Return-It Depot**

104-2560 Barnet Hwy,  
Coquitlam, BC V3H 1W3  
<http://www.return-it.ca>

## **6.3 TELEPHONE SERVICES**

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Local telephone service is split between three providers: Telus, Shaw, and Bell. A multitude of cell phone providers have expanded in the past few years as communication technology has advanced. Rogers, Fido, Koodo, Wind, Virgin and Chatr are all companies that have joined the cell phone marketplace.

Customers in the lower mainland enjoy toll-free calling from Bowen Island to Maple Ridge, Langley and Aldergrove. In October 1996 a second area code was added in BC. Southern BC continues with area code 604 and the remainder of the province (including Vancouver Island) is area code 250. In 2002, a third area code was added to the Lower Mainland area in BC: 778. Metro Vancouver uses a 10-digit dialing system; it is necessary to add 604 or 778 to all local calls.

## **6.4 INTERNET SERVICES**

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Many options for internet providers are available for both commercial and residential settings. Shaw, Telus, and Bell provide a majority of coverage in the area. Telus rolled out a fibre-optic internet network across southern BC in 2016, allowing the Tri-Cities to keep up to date with competitive internet speeds.

Based out of Coquitlam, QNet services commercial properties, residential highrises, and schools across the city. The city-owned corporation leases out unused capacity in Coquitlam's fibre optic network, allowing businesses and residents to receive download speeds of higher than 1 Gbps and 300 Mbps respectively. QNet has allowed the City of Coquitlam to save millions of dollars in telecommunications fees since 2008, and has let vital institutions and businesses keep up-to-date with top-tier internet speeds.

Details on coverage, rates, and other inquiries can be found on the websites of each available provider.

## 6.5 ELECTRIC POWER

British Columbia Hydro & Power Authority supplies electric power to the region. After it was privatized in 1989, BC Hydro maintained a district office and maintenance yard in Coquitlam on Barnet Highway to serve the area from Stave Falls to the City of New Westminster. Other operations in the region include a hydroelectric power generating station at Buntzen Lake, several transmission substations, and the Burrard Thermal Generating Plant in Port Moody – a standby operation plant to provide supplemental emergency electric power.

In 2013, the BC Ministry of Energy and Mines announced a 10 Year Plan to reduce energy rates. Under this plan, residential customers pay 6.90 cents per kWh for the first 1,350 kWh they use over an average two-month billing period. Above that amount, customers pay 10.34 cents per kWh for the balance of the electricity used during the billing period. To learn more about the 10 Year Plan, visit [www.bchydro.com](http://www.bchydro.com).

Table 6.5: Hydro Electric Power Rates (As of June 7<sup>st</sup>, 2017)

<b>Residential Service:</b>	
Basic Charge (Minimum Charge)	\$0.2090/day
Step 1 Rate (first 1,350 kWh)	\$0.0945/kWh
Step 2 Rate (>1,350 kWh)	\$0.1417/kWh
<b>Exempt Residential Service (Farms):</b>	
Basic Charge (Minimum Charge)	\$0.2229/day
Energy Charge	\$0.1132/kWh
<b>Small General Service:</b>	
Basic Charge	\$0.3645/day
Energy Charge	\$0.1253/kWh
<b>Medium General Service:</b>	
Basic Charge	\$0.2673/day
Demand Charge	\$5.42/kW
Energy Charge	\$0.0968/kWh
<b>Large General Service:</b>	
Basic Charge	\$0.2673/day
Demand Charge	\$12.34/kW
Energy Charge	\$0.0606/kWh

Source: BC HYDRO

## 6.6 NATURAL GAS

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FortisBC delivers natural gas to homes and businesses throughout BC. For further information, please contact:

**FortisBC Energy Inc.**  
16705 Fraser Highway  
Surrey, BC V4N 0E8  
<https://www.fortisbc.com/>

Table 6.6: **Lower Mainland Natural Gas Rates (2017)**

<b>Rate 1 Residential Service:</b>	
Basic Charge	\$0.409/day
Delivery Charge	\$4.349/GJ
Storage & Transport Charge	\$1.462/GJ
Cost of Gas	\$1.549/GJ
<b>Rate 2 Small Commercial:</b> <i>(commercial, institutional or small industrial less than 2,000GJ/yr)</i>	
Basic Charge	\$0.949/day
Delivery Charge	\$3.357/GJ
Storage & Transport Charge	\$1.467/GJ
Cost of Gas	\$1.549/GJ
<b>Rate 3 Large Commercial:</b> <i>(commercial, institutional or small industrial more than 2,000GJ/yr)</i>	
Basic Charge	\$4.790/day
Delivery Charge	\$2.950/GJ
Storage & Transport Charge	\$1.226/GJ
Cost of Gas	\$1.549/GJ

Source: FortisBC.

(Gj = Gigajoule; 2,000GJ = ~556mWh)



## 7.0 COMMUNITY SERVICES, EVENTS, AND LIFESTYLE

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The services available from within a community can be a measure of its growth and success. With considerable care and participation, the region's systems for education, health care, community care facilities, support services, recreation, culture, entertainment, and communications have been nurtured to the point where the community is able to provide a robust and attractive range of these services to its residents and visitors.

- 7.1 Education
- 7.2 Health Care
- 7.3 Community Care Facilities
- 7.4 Community Support Services
- 7.5 Protective and Rescue Services
- 7.6 Quality of Life
- 7.7 Media

## 7.1 EDUCATION

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### Public Education

School District No. 43 (Coquitlam) is the third largest school district in British Columbia in terms of the number of students and schools, the number of employees, and the size of the operating budget. The total 2017 expenses of SD43 reached \$339 million. The Board of School Trustees comprises of nine trustees, elected every three years during municipal voting. Regular board meetings are held the second and fourth Tuesday of the month from September to June where the public is invited to attend and/or make a presentation.

School District No. 43 (Coquitlam) administers over 72 schools: 45 elementary schools, 14 middle schools, 11 secondary schools, and 6 other facilities with a total of 30,100 students enrolled. Elementary schools include kindergarten to grade 5, middle schools grades 6 to 8, and secondary schools grades 9 to 12.

As options or supplements to the BC Ministry of Education curriculum, schools offer a variety of optional programs. Examples include French Immersion, Programme Cadre, and Montessori at the elementary level. At the secondary level, students may enroll in French Immersion, Career Preparation Programs, Advanced Placement Studies for post-secondary education, and alternate programs such as the Youth Parent Program, and the International Baccalaureate Program. Continuing Education programs provide upgrading to secondary school completion (Grade 12), public service courses such as first aid training or legal information sessions, vocational and general interest courses, and business management programs. Courses are held throughout the school year.

School District No. 43 (Coquitlam) serves the entire Region of Anmore, Belcarra, Coquitlam, Port Coquitlam and Port Moody. It has a staff of 4,000 employees and approximately 30,100 students are enrolled.

Table 7.1: Number of Schools in the Region

<b>School District #43:</b>	<b>72</b>
Elementary	45
Middle	14
Secondary	11
Other facilities	3
<b>Private Academic Elementary &amp; Secondary</b>	<b>4</b>
<b>Catholic Schools</b>	<b>3</b>
<b>Christian Schools</b>	<b>1</b>
<b>Private Trade Schools:</b>	<b>18</b>
Computer & Business	5
Trades & Technology	7
Professional Grooming	2
Job Entry/Life Skills	1
Language Schools	2
Hospitality & Tourism	1

Source: School District 43

### School District No. 43 (Coquitlam)

550 Poirier Street  
Coquitlam, BC V3J 6A7  
Tel: 604-939-9201  
<http://www.sd43.bc.ca>

## 7.1 EDUCATION (CONT.)

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### Post-Secondary Education

Several post-secondary institutions and universities extend their academic experience to the region's residents. The region is served by Douglas College with campuses in Coquitlam and New Westminster, Simon Fraser University (SFU) in Burnaby and Surrey, the University of British Columbia (UBC) in Vancouver, British Columbia Institute of Technology (BCIT) in Burnaby, and Coquitlam College.

**Douglas College:** A major community college with campuses in Coquitlam and New Westminster. It serves over 14,000 credit students each year and offers two-year career and University Transfer programs to local, national and international students. As well, the College provides specialized short-duration courses to over 24,000 credit learners annually — mature students needing to upgrade literacy or study skills, or students interested in short-term continuing education courses. [www.douglas.bc.ca](http://www.douglas.bc.ca)

**Simon Fraser University (SFU):** With an enrolment of 38,511 in total for 2016/2017, it's a smaller university that remains national in character. Of the 34,478 undergraduate enrolments, about 16% are foreign students. The remaining 4,033 are graduate students. The University has 8 faculties: Applied Science; Arts & Social Services; Beedie School of Business; Communication, Art & Technology; Education; Environment; Health Sciences; and Science. [www.sfu.ca](http://www.sfu.ca)

**The University of British Columbia (UBC):** Located approximately 40 kilometres west from the Coquitlam Town Centre, it is one of the largest universities in Canada and the largest in British Columbia. It is also one of the most respected, commonly receiving mention on lists of world-renowned universities. UBC has 14 available faculties including subjects in Arts, Science and Commerce to Law, Medicine and Agriculture. Enrollment of the 2016/2017 school year was 54,601 students. [www.ubc.ca](http://www.ubc.ca)

**British Columbia Institute of Technology (BCIT):** is renowned for its training excellence in skill-based and hands-on education. It offers technical programs, which match contemporary high-technology market demands. There are approximately 18,800 full time students, and 29,800 part time students who enroll annually. [www.bcit.ca](http://www.bcit.ca)

**Coquitlam College** is a private post secondary institution with an international flavour. It has a staff of 60 people and enrolment is approximately 600 to 650 students annually. Transfer students (to other postsecondary institutions) accounts for about 50% of student population of Coquitlam College. Coquitlam College offers programs in several disciplines, as well as high school completion studies with certification. [www.coquitlamcollege.com](http://www.coquitlamcollege.com)

There are also a number of private trade schools offering a variety of training programs such as word processing and computer education, as well as language schools available in the region. Overall, this area is well served by high quality, renowned institutes, universities and colleges.

## 7.2 HEALTH CARE

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### Overview

The Fraser Health Authority serves the communities within the boundaries of Burnaby to Hope (see map below). The Health Region is responsible for the provision of a wide range of community based preventive health services and programs, including the prevention and control of communicable disease, and carrying out the regulatory responsibilities of the Health Act and regulations made under the School Act.

The Health Region is the functional service arm of the division providing services directly to individuals, families, and the community on a day-to-day basis. Programs and services are provided directly by the Health Region staff and indirectly through local boards of health and health related community based agencies. Direct service delivery provided by the Health Region includes: Public Health Nursing; Public Health Protection and Inspection; Dental Health Services; Nutrition Services; Speech and Language Services; Hearing Services; Community Mental Health & Addictions Services; Community Care Facilities Branch and other Ministry Divisional Services such as Continuing Care Division.

[www.fraserhealth.ca](http://www.fraserhealth.ca)

### Riverview Hospital

The Riverview Hospital was a specialized psychiatric hospital for adults with severe long-term mental illness in British Columbia. A leader within the mental health system, the hospital was also a critical link in the chain of services for the mentally ill across the province.

In 2002, The Riverview Redevelopment Project was announced. The aging institutional buildings at Riverview have been gradually phased out, replaced by new, smaller tertiary care facilities located in each of the five geographic regions of BC. Riverview patients have been transferred to facilities within those health regions in a carefully planned “bed for bed” transfer process. In 2005, with the majority of patients moved to other patient care facilities, the 75-year-old buildings began to close.

The long-term future of the Riverview site is a topic of community and political debate. Its future is yet to be determined and is a controversial and passionate subject. While the idea of deinstitutionalization swelled in popularity over the past decade, provincial governments have recently realized the importance of maintaining long-term care facilities for mentally-ill people who are not ready for community living programs. Today, special interest groups lobby for the protection of the facilities.

Source: BC Mental Health & Addiction Services

## 7.2 HEALTH CARE (CONT.)

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### Hospitals

The Tri-Cities are served by two medical facilities -- Eagle Ridge Hospital in Port Moody and the Royal Columbian Hospital in New Westminster. Both facilities are under the jurisdiction of the Fraser Health Region (formerly under the Fraser Burrard Society). The Eagle Ridge Hospital was opened on October 1, 1984 with a capacity of 250 beds. The Royal Columbian Hospital was established in 1862 with a capacity of 466 beds.

#### Eagle Ridge Hospital

- Funded beds: 165 (2017), plus 10 beds at Crossroads Inlet Centre Hospice.
- Emergency visits in 2016: 50,619

#### Royal Columbian Hospital

- Funded beds: 450 (2017)
- Emergency visits in 2013: Over 67,000
- Babies delivered per year: 3,000 (2016-17)

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Fraser Health, June 2017

Source: [www.fraserhealth.ca](http://www.fraserhealth.ca)

#### **Eagle Ridge Hospital:**

475 Guildford Way,  
Port Moody, BC V3H 3W9  
Phone: 604-461-2022 - General Inquiries  
Phone: 604-469-3104 – Administration  
[www.ehrf.ca](http://www.ehrf.ca)

#### **Royal Columbian Hospital:**

330 East Columbia Street,  
New Westminster, BC V3L 3W7  
Phone: 604-520-4253 - General Inquiries  
<https://rchfoundation.com>



Courtesy City of Port Moody

## 7.3 COMMUNITY CARE FACILITIES

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### Child Care

At present there are approximately 6,500 childcare spaces in the region. With a total population of roughly 32,500 children, that means there are 19.5 care spaces per 100 children in the Tri-Cities. A survey of childcare spaces and policies for Metro Vancouver can be found online at the Metro Vancouver website.

In the Tri-Cities, such programs as the "YMCA Tri-Cities Child Care Program" and the "Greater Coquitlam Family Daycare Society" give information and help with the placement of children into local daycare facilities. All programs provide care and safety as well as opportunities for social, emotional, and intellectual growth. Group daycares and nursery schools are staffed by trained and licensed Early Childhood Educators.

### Adult and Extended Care

There are 18 adult care facilities in the region offering care for the elderly, mentally handicapped, and people with mental health disabilities. The region also offers independent living facilities for senior citizens. These include low cost housing, cooperatives, and residential facilities providing emergency contact on a 24-hour basis.

The Seniors Services Society, located at 750 Carnarvon Street, New Westminster, BC, is part of a non-profit society that encourages and supports the independence and wellness of older and disabled citizens. Volunteers who are usually older adults themselves run the programs offered through the Bureau. All programs are coordinated and supervised by staff members. Some of the services that volunteers provide for seniors and disabled people are:

- Home support visiting
- Summer lawn care
- Income Tax assistance
- Information and referral
- Housing assistance
- Telephone support and check-in calls
- Grocery order taking and shopping
- Meals on Wheels

For more information on licensed child and adult care facilities in the region, contact the Fraser Health Authority at 604-587-4600. For information on independent living, contact the Seniors Services Bureau at 604-520-6621. They can also be found online at <http://www.seniorsservicessociety.ca/>

## 7.4 COMMUNITY SUPPORT SERVICES

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A unique organization that assists in the planning and development of the cohesiveness of the region's community is **SHARE Society**. It is an independent, non-profit, community-based society, which provides leadership and programs in response to the social needs of the residents of the Tri-Cities and nearby communities. SHARE promotes quality of life, human dignity, self-reliance, and social justice in a nonpartisan, non-judgmental manner. It responds to the community's needs through a wide range of programs and community services:

24-hour Crisis & Information line	604-540-2221	<b>(For more information about SHARE programs or for updated information call the SHARE Society at 604-540-9161)</b>
Counselling Services	604-936-3900	
Early Intervention Therapy Services	604-540-9161	
Family Enhancement Program	604-931-1951	
Special Services to Children	604-529-5104	
Child and Family Services	604-660-9710	
Thrift Store	604-931-5510	
Food Bank	604-931-2451	
Christmas Hampers and Toys	604-931-2451	
Coquitlam Alternative Program (CAP II)	604-936-3525	
43 Housing Society	604-942-3575	
Ending Violence Against Women	604-936-3900	

Funding for these programs are provided by several public and private sources and through donations and fees. Facilities for the SHARE Society are located at **2615 Clarke Street** in Port Moody and at **200 – 25 King Edward Avenue** in Coquitlam, to meet the demands for the society's services. There are also other support facilities for residents of the region which include:

**Tri-City Transitions Society**  
200-2540 Shaughnessy St.  
Port Coquitlam, BC V3C 3W4  
Phone: 604-941-7111  
[www.tricitytransitions.com/](http://www.tricitytransitions.com/)

**Coquitlam Women's  
Transition House**  
200-2540 Shaughnessy St.  
Port Coquitlam, BC V3C 3V7  
Phone: 604-941-6311

**Community Resources Unit  
(Coquitlam RCMP)**  
2986 Guildford Way  
Coquitlam, BC V3B 7Y5  
Phone: 604-945-1550  
[coquitlam.rcmp-grc.gc.ca](http://coquitlam.rcmp-grc.gc.ca)

**Crossroads Hospice Society**  
200-2232 McAllister Ave.  
Port Coquitlam, BC V3C 2A6  
Phone: 604-945-0606  
[crossroadshospicesociety.com/](http://crossroadshospicesociety.com/)

**Act 2 Society Child and Family  
Services Counselling Program**  
1034 Austin Ave.  
Coquitlam, BC V3K 3P3  
Phone: 604-937-7776  
<http://www.act2.ca/>

**Chimo Achievement Centre  
for Physically Disabled Adults**  
620 Poirier St.  
Coquitlam, BC V3J 6B1  
Phone: 604-931-1115

For more information, some further resources are:

**SHARE Family & Community  
Services Society**  
200-25 King Edward Street  
Coquitlam, BC V3K 4S8  
Phone: 604-936-3955  
<http://sharesociety.ca/>

**The "Red Book"**  
Information Services Vancouver  
(Available at your local library  
and online)  
<http://redbookonline.bc211.ca/>

## 7.5 PROTECTIVE AND RESCUE SERVICES

### Policing

The Royal Canadian Mounted Police (RCMP) provides policing services to all of Coquitlam and Port Coquitlam. All RCMP operations are based from a single headquarters in the Coquitlam Town Centre. The Coquitlam RCMP are the third largest RCMP detachment in Canada and the fifth largest municipal police agency in Metro Vancouver. The breakdown of funding for the Police Force by the local Municipal Governments to the Federal Government is 9:1.

The City of Port Moody provides its own police force with a staff of 54 employees. The City of Port Moody funds the Port Moody Police Department. For more information on RCMP operations in Coquitlam and Port Coquitlam or Port Moody Police operations, please call:

#### **Royal Canadian Mounted Police**

2986 Guildford Way  
Coquitlam, BC V3B 7Y5  
Tel. 604-945-1550 (non-emergency)  
Emergency 911  
<http://coquitlam.rcmp-grc.gc.ca>

#### **The Port Moody Police Department**

3051 St. Johns Street  
Port Moody, BC V3H 2C4  
Tel. 604-461-3456 (non-emergency)  
Emergency 911  
<http://portmoodypolice.ca/>

#### **Port Coquitlam Community Police Stations**

2581 Mary Hill Road  
Port Coquitlam, BC V3C 4X3  
Tel. 604-927-2383 (non-emergency)  
Emergency 911

#### **Coquitlam Community Police Stations**

1059 Ridgeway Avenue  
Coquitlam, BC V3J 1S6  
Tel. 604-933-6888 (non-emergency)  
Emergency 911

3312 Coast Meridian Road  
Port Coquitlam, BC V3B 3N5  
Tel. 604-927-5172 (non-emergency)  
Emergency 911

#413 – 552 Clarke Road  
Coquitlam, BC V3J 0A3  
Tel. 604-933-6833 (non-emergency)  
Emergency 911

Table 7.2: **Crime Severity Index (CSI)**<sup>1</sup>

City	2012	2013	2014	2015	2016	2017
<b>Coquitlam</b>	<b>72</b>	<b>73</b>	<b>70</b>	<b>73</b>	<b>71</b>	<b>61</b>
<b>Port Coquitlam</b>	<b>81</b>	<b>68</b>	<b>78</b>	<b>83</b>	<b>73</b>	<b>67</b>
<b>Port Moody</b>	<b>50</b>	<b>37</b>	<b>39</b>	<b>41</b>	<b>44</b>	<b>42</b>
Burnaby	90	79	86	87	77	74
New Westminster	104	104	102	94	79	74
Richmond	81	74	91	75	76	78
Surrey	116	114	126	128	117	106
Vancouver	108	105	106	109	114	109

Source: <http://www5.statcan.gc.ca/cansim/> "Incident-based crime statistics, by detailed violations", Maclean's

<sup>1</sup>CSI Takes into account the volume AND severity of crimes. CSI also includes traffic violations.



## **7.5 PROTECTIVE AND RESCUE SERVICES (CONT.)**

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Both the RCMP and the Port Moody Police Department maintain an auxiliary force of volunteers to assist uniformed officers. Although the city has its policing forces, it is still very much dependent on the large number of volunteers in the community who generously donate their time. The departments also have a variety of services they provide to the communities, which they serve. In services to the local businesses, the detachments run programs that include:

### **Business Services:**

- Crime prevention through environmental design
- Check security hardware
- Check for obstructions such as landscaping and check lighting
- General surveys of businesses to reduce opportunities for crime to occur
- Marking of property with I.D. #'s (OPI system): allows for ease of returning of items if stolen property is found
- Business fan-out program: a system for alerting business owners about fraud and counterfeit money circulation
- Business Liaison Program
- Vandal Watch, sponsored by cities of Coquitlam and Port Coquitlam, and School Dist. 43

### **Community Policing Services:**

- Block Parent Program
- Block Watch Program
- Citizen's Crime Watch (volunteers working with police to report suspicious activities)
- Crime Prevention (604-461-3456 in Port Moody) (604-945-1586 in Coquitlam / Port Coquitlam)
- Crimestoppers
- Drinking Driving Counter Attack Program
- RCMP Ventures / Rover Program for youth (For youth aged 14 - 26 in Coquitlam / Poco)
- Tri-Cities Speed Watch
- Victim Services Unit
- Youth Services and School Liaison programs (Port Moody)

## 7.5 PROTECTIVE AND RESCUE SERVICES (CONT.)

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### Fire & Rescue

Apart from fire rescue and medical emergencies, the Fire Departments conduct an annual inspection of public buildings, fire prevention education, and fire safety checks on business buildings.

In Coquitlam, the Fire/Rescue Department is committed to provide quality public fire and rescue safety service by developing and delivering public education programs, inspection and investigation services, and emergency response to all segments of the community. It has a current force of 171 members: 112 Firefighters, 46 Auxiliary Fire Fighters, 34 Fire Prevention Officers, 4 Fire Dispatchers, 3 Support Staff, 4 Assistant Chiefs, 1 Chief Training Officer, 1 Chief Fire Prevention Officer, 1 Deputy Fire Chief, and 1 Fire Chief. There are 4 fire halls in Coquitlam:

<b>Town Centre (#1)</b>	1300 Pinetree Way (Headquarters) Tel: 604-927-6400
<b>Mariner (#2)</b>	775 Mariner Way
<b>Austin Heights (#3)</b>	428 Nelson Street
<b>Burke Mountain (#4)</b>	3615 David Avenue

The Port Coquitlam Fire Rescue has a force of 61 members: 52 Firefighters, 2 Fire Prevention Officers, 4 Assistant Chiefs, 1 Chief and 2 Office Staff. The estimated number of calls responded to on an annual basis is approximately 2000. There are 2 fire halls in this city's jurisdiction:

<b>Fire Hall #1</b>	1725 Broadway Street Tel: 604-944-5466
<b>Fire Hall #2</b>	3196 Toronto Street Tel: 604-927-5173

In Port Moody, services are provided by a staff of approximately 27 full time staff: 1 Chief, 1 Deputy, 1 Fire Prevention Captain, 1 Training Captain, 4 Suppression Captains, 4 Suppression Lieutenants, 14 Firefighters, 1 Office Manager and 18 part-time volunteers. The Port Moody Fire Department also has a limited assistance agreement with loco-Anmore covering the townsite and schools. There are two fire halls in the City of Port Moody:

<b>Fire Hall #1</b>	150 Newport Drive Tel: 604-469-7795
<b>Fire Hall #2</b>	955 Glenayre Drive Tel: 604-931-1163

## 7.5 PROTECTIVE AND RESCUE SERVICES (CONT.)

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### Ambulance Service

The Emergency Health Services commission became responsible for emergency care throughout the Province on July 1, 1974. Its first responsibility was to create the British Columbia Ambulance Service (BCAS). It has developed comprehensive legislation that has set one of the highest standards in the world for education, equipment, and licensing of paramedics.

There are over 190 ambulance stations throughout the province with more than 830 full time and over 2300 part time paramedics or paramedic trainees. The BCAS has regional administration centres located throughout the Province.

There are two BCAS paramedic stations located in the Coquitlam, Port Coquitlam, and Port Moody area:

<b>955 Glenayre Dr.</b>	Port Moody, BC V3H 4L8
<b>2601 Lougheed Hwy.</b>	Coquitlam, BC V3C 4J2

For more information, please contact:

**The British Columbia Ambulance Service**

1-2, 1515 Blanchard Street

Victoria, BC

Tel: (604) 387-2334 Fax: (604) 387-2885

<http://www.bcehs.ca/our-services/operating-entities/bc-ambulance-service>

## 7.6 QUALITY OF LIFE

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### Overview

The Tri-Cities offer a fantastic quality of life through its tight-knit neighbourhoods, its ample amount of green space, and its rich cultural background. Residents can enjoy walking trails, local festivals, theatre productions, and modern recreation facilities, all in one region. Local libraries and museums help keep citizens connected to their local culture and history. Municipal surveys taken throughout the Tri-Cities showed that an overwhelming majority of residents say they either have a *good* or a *very good* quality of life in their city.

### Museums and Libraries

Four libraries serve this region. Two of which are located in Coquitlam and one in each of Port Coquitlam and Port Moody.

#### **Coquitlam Public Library**

*Poirier Street Branch*  
575 Poirier Street  
Coquitlam, BC V3J 6A9  
Phone: 604-937-4141  
<http://www.coqlibrary.ca/>

*City Centre Branch*  
1169 Pinetree Way  
Coquitlam, BC V3B 0Y1  
Phone: 604-554-7323

#### **Terry Fox Library**

2470 Mary Hill Road  
Port Coquitlam, BC V3C 3B1  
Phone: 604-927-7999  
<http://www.fvrl.bc.ca/>

#### **Port Moody Public Library**

100 Newport Road  
Port Moody, BC V3H 5C3  
Phone: 604-469-4577  
<http://library.portmoody.ca/>



Museums in the Tri-Cities generally focus on local history, providing displays on heritage and culture through local art and artifacts.

#### **Port Moody Station Museum**

2734 Murray Street  
Port Moody, BC V3H 1X2  
Phone: 604-939-1648  
<http://portmoodymuseum.org/>

#### **Port Coquitlam Heritage & Cultural Society**

2100-2253 Leigh Square  
Port Coquitlam, BC V3C 5B8  
Phone: 604-927-8403  
<http://www.pocoheritage.org/>

#### **Mackin House Museum**

1116 Brunette Avenue  
Coquitlam, BC V3K 1G2  
Phone 604-664-1565  
<http://www.coquitlamheritage.ca/>

## 7.6 QUALITY OF LIFE (CONT.)

### Parks and Recreation

The Tri-Cities often pride themselves in their impressive amount of public green space within city limits. Residents can enjoy open fields, playgrounds, and public sports facilities in hundreds of different municipal parks at their leisure. Beyond that, the five regional parks in the area offer endless hiking trails, picnic spots, and scenic views to those who wish to go exploring. Various campsites are within driving distance of the Tri-City area.

Table 7.3: **Green Space as a Percentage of Total Land Area by City and Region**

Coquitlam	Port Coquitlam	Port Moody	Vancouver	Tri-Cities	Metro Van.
37%	25%	35%	17%	32%	25%

Source: Regional Parks & Greenways, Municipal and Provincial Parks & Protected Areas, *Metro Vancouver*  
Port Moody Economic Profile, *City of Port Moody*

Each city sports its own number of unique public parks and trails for residents and travelers alike. Below is an example of one such park in each city.

**Minnekhada Regional Park** – located in the northeast corner in the City of Coquitlam, this 175 hectare park features a spectacular Lodge once occupied by 2 former Lieutenant Governors of BC. It also includes a marsh area, trails, some picnic facilities, and rocky knolls with outstanding views.

**Traboulay Poco Trail** – the jewel of Port Coquitlam: a 25 km trail that encircles the City and is a popular recreation spot for walkers, runners, cyclists, and skaters. The primarily gravel trail will take you through Poco's historic downtown, along the Pitt River, and across Colony Farm.

**Port Moody Parks along Burrard Inlet** – walk, ride, or in-line skate around the end of Burrard Inlet on the 2½ km trail from Rocky Point to Old Orchard Park through Inlet, Town Centre, and Shoreline parks. There are also many other facilities such as: a boat launch, a wading pool, and playgrounds.

The Tri-Cities also each have their own recreation centres that house a wide variety of activities. Such facilities provide indoor recreational and competitive lap pools, hot tubs and saunas, ice rinks, outdoor track & field amenities, multi-purpose gymnasias, fitness centres, and art rooms.

The Port Coquitlam Rec Complex is currently receiving major renovations, with partial and final completion dates in 2019 and 2021, respectively. The two-story rec centre will house the new Terry Fox Library, multiple ice rinks, an aquatic centre, and many other amenities for Tri-City locals. The building will be surrounded by play areas, walking paths, and plenty of green space.

**For further information about leisure programs or parks services, contact:**

**City of Coquitlam:**  
*Leisure & Parks Services*  
633 Poirier Street  
Coquitlam, BC V3J 7A9  
Phone: 604-933-6018  
<http://www.coquitlam.ca/>

**City of Port Moody:**  
*Parks and Recreation & Culture*  
300 loco Road  
Port Moody, BC V3H 2V7  
Phone: 604-469-4555  
<http://www.portmoody.ca/>

**City of Port Coquitlam:**  
*Parks and Recreation Office*  
2253 Leigh Square  
Port Coquitlam, BC V3H 2V7  
Phone: 604-927-7900  
<https://www.portcoquitlam.com>

## 7.6 QUALITY OF LIFE (CONT.)

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### Meeting Rooms

Meeting rooms are available for Tri-City businesses or residents looking for ample meeting space for any type of function; business, personal, or otherwise. These rooms can be found in community centres, hotels, and city halls in the region. Please contact any of these facilities in the Tri-Cities for further information on booking and availability. As of June 2017, the **Tri-Cities Chamber of Commerce** rents out its boardroom as a meeting space for member and non-member businesses.

### Culture and Fine Arts

As the communities grow, they continue to establish their own unique set of traditions, and are paving the way for a rich and distinctive regional culture. There are a growing number of active artists and performers whose talents are celebrated in local cultural events. A variety of organizations provide the settings for local and visiting artists to express their talents, and many community festivals and celebrations serve as venues for these artists to display their talents.

ArtsConnect, or the Tri-Cities Art Council, connects local artists to the community through the sponsorship of craft fairs, art exhibitions, performances, and various festivals. Their primary goal is to enlist public interest and understanding of local cultures through the distribution of information on cultural projects and activities. For more information on ArtsConnect, contact information is supplied below.

#### **ArtsConnect (Tri-Cities Art Council)**

2425 St. Johns St.  
Port Moody, BC V3H 2B2  
Phone: 604.931.8255  
Fax: 604.524.4666  
<http://www.artsconnect.tv/>

## 7.6 QUALITY OF LIFE (CONT.)

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Galleries, theatres, and classrooms are all present in the Tri-Cities. The Evergreen Cultural Centre in Coquitlam hosts theatrical productions in a 264-seat theatre, as well as a class-A gallery for BC artists, and various studios and rehearsal halls for classes, artists, and performers. Other similar amenities are available through the Leigh Square Community Arts Village in Port Coquitlam, Place des Arts in Maillardville, and the Gallery at the Port Moody Arts Centre in Port Moody. Contact information is supplied below.

### **Evergreen Cultural Centre**

1205 Pinetree Way  
Coquitlam, BC V3B 7Y3  
Phone: 604-927-6550  
<http://evergreenculturalcentre.ca/>

### **Leigh Square Community Arts Village**

#1100 – 2253 Leigh Square  
Port Coquitlam, BC V3C 3B8  
Phone: 604-927-8400  
<https://www.portcoquitlam.ca/recreation>

### **Place des Arts**

1120 Brunette Avenue  
Coquitlam, BC V3K 1G2  
Phone: 604-664-1636  
<http://www.placedesarts.ca/>

### **Port Moody Arts Centre**

2425 St. Johns Street  
Port Moody, BC V3H 2B2  
Phone: 604-931-2008  
<https://www.pomoarts.ca/>

### **Cultural Events and Festivals**

The Tri-Cities host a myriad of different festivals for every sort of person each year. Whether you want to immerse yourself in French-Canadian culture, watch the Highland Games, listen to local music, or celebrate the fall harvest, there's a festival in the area that will do just that.

Many of these festivals provide opportunities for local businesses to set up displays, sell wares, and network with local business and government figures within the tight-knit community of the Tri-Cities. The May Day Parade, held each May along Shaughnessy Street in downtown Port Coquitlam, is comprised of floats, cars, and walking performances from local businesses and clubs. The May Day celebrations continue into the afternoon with local food, performances, and artisan goods located in Leigh Square. Local event calendars can be found online at each City's webpage for festivals and events.

## 7.7 MEDIA

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### **Tri-City News** - Write-up courtesy *The News* (<http://www.tricitynews.com/>)

*The News* is published three times weekly – Wednesday, Friday and Sunday - and is distributed to households throughout Coquitlam, Port Coquitlam, Port Moody, Anmore, and Belcarra. Established in 1985, the News has a current circulation of 55,000. The Tri-City News Daily, featuring regional, national, and international news is circulated throughout the area Monday through Friday.

A part of the Black Community Newspaper Group which publishes 80 newspapers throughout BC., the *Tri-City News* is BC owned and operated. Featuring award-winning journalism and photography, the News reports on local people and events, politics, business, and sports. The Chamber Review – the Chamber's newsletter – appears in the News on the first Wednesday of each month. For reporting and participation, the News is a vital part of the Tri-Cities community.

### **Snapd Tri-Cities** – Write-up courtesy *Snapd Tri-Cities* (<https://tricitiebsc.snapd.com/>)

Snapd Tri-Cities is a FREE monthly print publication specializing in a "non-political" friendly and entertaining photographic view of living in our community. We cover everything including: home, business, birthday and surprise parties; sporting events; business openings, sales and events; festivals & concerts; people on the street; parades; carnivals; and general daily life. We also include an upcoming events calendar, cartoons, jokes & quotes, recipes and horoscopes.

### **Vancouver Sun and Province** – Write-up courtesy *Pacific Press* (<http://vancouver.sun.com/>)

The Vancouver Sun and Province have over 1.3 million readers a week. Well over 110,000 people who live or work in Coquitlam, Port Coquitlam, and Port Moody read the big daily newspapers in the average week.

The Vancouver Sun's readers come from all demographic groups of age, education and so on. The Sun has strong fan-appeal among those with higher household income and education. The Province, too, attracts readers from all groups of society in the region; its bright tabloid format also has a special appeal to those who are younger and in non-management positions.

The Vancouver Sun and Province sponsor many community cultural, educational, and sporting events. The Vancouver Sun Run is the largest 10K run in Canada. While supporting various community charities and the United Way of the Lower Mainland, the two newspapers have their own charities: the Province Empty Stocking Fund is the oldest newspaper run charity of its kind in Canada. It raises money for needy families at Christmas, through reader donations and promotions. The Vancouver Sun Children's Fund supports programs all year round to help needy children and youths. Both newspapers are big journalistic award winners, and have their own Internet web sites at: [www.vancouver.sun.com](http://www.vancouver.sun.com) and [www.vancouverprovince.com](http://www.vancouverprovince.com).

### **Radio** (<http://987thepoint.ca/>)

98.7 CKPM-FM provides the Tri-Cities with a local radio station that supports local businesses and the community. An on-air calendar is announced every hour, highlighting social and cultural events happening throughout the Tri-Cities.



## **8.0 GOVERNMENT SERVICES**

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Government institutions at all levels are often called upon to provide services to both commercial enterprises and residents of the regions they represent. Within the regional area of Coquitlam, Port Coquitlam, Port Moody, Belcarra and Anmore, there are municipal, regional, provincial and federal government facilities available to provide both information and service programs to the community.

- 8.1     Municipal Government
- 8.2     Regional Services
- 8.3     Provincial Government
- 8.4     Federal Government
- 8.5     Local Government Officials

## 8.1 MUNICIPAL GOVERNMENT

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### Incorporation and Representation

There are five communities in this region, which have been incorporated under the BC Municipal Act.

#### **The City of Coquitlam**

3000 Guildford Way  
Coquitlam, BC V3B 7N2  
Phone: 604-927-3000  
Fax: 604-927-3015  
[www.coquitlam.ca](http://www.coquitlam.ca)

#### **The City of Port Moody**

100 Newport Drive  
Port Moody, BC V3H 5C3  
Phone: 604-469-4500  
Fax: 604-469-4550  
[www.cityofportmoody.com](http://www.cityofportmoody.com)

#### **The Village of Belcarra**

4084 Bedwell Bay Road  
Belcarra, BC V3H 4P8  
Phone: 604-939-4411  
Fax: 604-939-5034  
[www.belcarra.ca](http://www.belcarra.ca)

#### **The City of Port Coquitlam**

2580 Shaughnessy Street  
Port Coquitlam, BC V3C 2A8  
Phone: 604-927-5411  
Fax: 604-552-4641  
[www.portcoquitlam.ca](http://www.portcoquitlam.ca)

#### **The Village of Anmore**

2697 Sunnyside Road  
Anmore, BC V3H 3C8  
Phone: 604-469-9877  
Fax: 604-469-0537  
[www.anmore.com](http://www.anmore.com)

These Cities and Villages are part of:

Metro Vancouver  
4330 Kingsway  
Burnaby, BC V5H 4G8  
Phone: 604-432-6200  
Fax: 604-432-6399  
<http://www.metrovancouver.org/>

## 8.1 MUNICIPAL GOVERNMENT (CONT.)

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<u>Municipality</u>	<u>Incorporation Date</u>
i) The District Municipality of Coquitlam	July 25, 1891
Reincorporated	November 1, 1971
Reincorporated under City Status	December 1, 1992
ii) The City of Port Coquitlam <sup>†</sup>	March 7, 1913
iii) The City of Port Moody	March 11, 1913
iv) The Village of Belcarra	August 22, 1979
v) The Village of Anmore	December 7, 1987

<sup>†</sup> On September 29, 1991, Douglas Island was incorporated into the City of Port Coquitlam. The Island is identified as having significant environmental value with some form of vegetation and animal life unique to this location. It is uncertain whether or not either the local government or the Province will ever permit any development of the Island.

### Municipal Services

The communities of the region are responsible for the general management of municipal affairs in accordance with municipal council policies and the Municipal Act. The principal services provided and administered by the various municipal governments of the region are:

- Parks and Recreation (Parks and Leisure Services in Coquitlam)
- Public Libraries
- Planning
- Engineering
- Finance
- Permits & Licenses (Development Services in Port Moody)
- Protective Services (Fire & Police protection)
- Personnel
- Administrative Services

### Business Licensing

All businesses require licenses from the municipalities in which they will operate, except in Belcarra and Anmore where no licensing is carried out. Businesses are regularly inspected for fire safety, building and health standards by appropriate local authorities. Local planning departments also check zoning regulations. There are varying rates for business licenses in each municipality depending on the type of activity being carried out.

The Tri-Cities offers an Intermunicipal Mobile Business License that allows business that function in all three municipalities to apply for a single consolidated license instead of three separate ones. For more information, contact the respective City Hall Permits and Licenses departments for each city.

## 8.1 MUNICIPAL GOVERNMENT (CONT.)

Table 8.1: Annual Tax Rates (Dollars per \$1,000 of Assessed, Taxable Value) 2019\*

Property Class	Municipal	GVRD	Downtown Improvement	Other	Total
<b>Residential</b>					
Coquitlam	1.9190	0.0426	0.0000	0.0648	<b>2.0264</b>
Port Coquitlam	2.3611	0.0431	0.0000	...	<b>2.4042</b>
Port Moody	...	...	...	...	...
<b>Utilities</b>					
Coquitlam	38.6934	0.1491	0.0000	1.3066	<b>40.1491</b>
Port Coquitlam	40.000	0.1507	0.0000	...	<b>40.1507</b>
Port Moody	...	...	...	...	...
<b>Support Housing</b>					
Coquitlam	1.9190	0.0426	0.0000	0.0648	<b>2.0264</b>
Port Coquitlam	2.3611	0.0431	0.0000	...	<b>2.4042</b>
Port Moody	...	...	...	...	...
<b>Major Industry</b>					
Coquitlam	28.0000	0.1448	0.0000	0.9455	<b>29.0903</b>
Port Coquitlam	8.7298	0.1464	0.0000	...	<b>8.8762</b>
Port Moody	...	...	...	...	...
<b>Light Industry</b>					
Coquitlam	8.0366	0.1448	0.5713	0.2714	<b>9.0241</b>
Port Coquitlam	8.7298	0.1464	0.8524	...	<b>9.7286</b>
Port Moody	...	...	...	...	...
<b>Business</b>					
Coquitlam	7.0371	0.1044	0.5713	0.2376	<b>7.9504</b>
Port Coquitlam	7.9027	0.1055	0.8524	...	<b>8.8606</b>
Port Moody	...	...	...	...	...
<b>Forest Land</b>					
Coquitlam	5.7571	0.1278	0.0000	0.1944	<b>6.0793</b>
Port Coquitlam	40.000	0.1507	0.0000	...	<b>40.1507</b>
Port Moody	...	...	...	...	...
<b>Recreational</b>					
Coquitlam	9.9162	0.0426	0.0000	0.3348	<b>10.2936</b>
Port Coquitlam	12.8594	0.0431	0.0000	...	<b>12.9025</b>
Port Moody	...	...	...	...	...
<b>Farm</b>					
Coquitlam	15.0092	0.0426	0.0000	0.5068	<b>15.5586</b>
Port Coquitlam	25.5984	0.0431	0.0000	...	<b>25.6415</b>
Port Moody	...	...	...	...	...

Source: Tri-City Annual Property Tax Bylaws, 2019

\*Port Moody 2019 tax rates are currently unavailable

## 8.2 REGIONAL SERVICES

The Provincial Government established Regional Districts in 1965. Since then, 29 regional districts were formed in British Columbia covering virtually the entire province. Metro Vancouver is the biggest with 2.3 million people. The first meeting of Metro Vancouver's Board of Directors was on July 12, 1967. The local council appoints each director representing his/her municipality for a one-year term.

Metro Vancouver (formerly known as the Greater Vancouver Regional District) is a partnership of 18 municipalities and 2 electoral areas with each local area retaining its own local autonomy. Each municipality has one board vote for every 20,000 residents, to a maximum of 5 votes per director.

Table 8.2: **Metro Vancouver North-East Sector Board Membership**

Member	Directors	Total Votes	Metro Vancouver		
Anmore	1	1	<b>2017 Board Members (North-East Sector)</b>		
Belcarra	1	1	<b>Director</b>	<b>Alt. Director</b>	<b>Municipality</b>
Coquitlam	2	7	John McEwen	Paul Weverink	Anmore
Port Coquitlam	1	3	Neil Belenkie	Carolina Clark	Belcarra
Port Moody	1	2	Richard Stewart	Brent Asmundson	Coquitlam
			Craig Hodge	Dennis Marsden	Coquitlam
			Brad West	Darrell Penner	Port Coquitlam
			Robert Vagramov	Hunter Madsen	Port Moody

The role of Metro Vancouver is to deliver to the area's residents essential services that are regional in nature, including water supply and distribution, sewage management and treatment, industrial wastewater control, air quality management, transportation planning, solid waste management and recycling, regional housing, regional parks, labour relations for local government employees, hospital planning and capital financing, and administration of the 911 emergency phone system.

### **Metro Vancouver Committees (North-East Sector Members):**

**Building Project Task Force** – R. Stewart

**CAO/Commissioner Recruitment Selection** – R. Stewart

**Climate Action** – L. Dupont

**Electoral Area** – N. Belenkie

**Finance and Intergovernment** – J. McEwen, R. Stewart

**Housing** – C. Wilson

**Indigenous Relations** – B. Zarrillo

**Industrial Lands Task Force** – B. West, T. Towner

**Liquid Waste** – R. Stewart, R. Vagramov

**Mayors Committee** – B. West, J. McEwen, R. Vagramov, N. Belenkie, R. Stewart

**Performance and Audit** – D. Marsden, B. West

**Regional Culture** – R. Vagramov

**Regional Parks** – J. McEwen, N. Belenkie, D. Dilworth, C. Hodge, D. Penner

**Regional Planning** – J. McEwen, G. Pollock, R. Stewart, R. Vagramov

**Water** – B. Asmundson, N. Belenkie, J. McEwen, B. West

**Zero Waste** – C. Hodge, H. Madsen

## 8.3 PROVINCIAL GOVERNMENT

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The presence of the Provincial Government can be seen throughout the region in numerous agencies and crown corporations. For more information on these or other ministries, consult the Telus White Pages/ Blue Pages Section or contact your local Government Agent. The official government website is: <http://www2.gov.bc.ca/>

## 8.4 FEDERAL GOVERNMENT

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The operation of the Federal Government is seen in different agencies and crown corporations that reside in the Tri-Cities area.

### **Canada Post Corporation** (<https://www.canadapost.ca>)

There are approximately 10 postal outlets in the Tri-Cities - 2 commercial centres and 5 retail outlets - offering everything from basic stamp sales to complete customer mailing and parcel services. These outlets are usually contracted out to various local businesses like Shoppers Drug Mart, Pharmasave, 7-11, and various corner stores.

### **Service Canada**

There is one employment office serving this region and it is located at #100, 2963 Glen Drive, Coquitlam. The phone number for the office is 604-464-7144. During the summer months (April to August), the student employment office is open Monday to Friday to assist students looking for summer jobs and is also located at the employment office on Glen Drive.

Service Canada  
100 - 2963 Glen Drive  
Coquitlam, BC V3B 2P7  
[www.servicecanada.gc.ca](http://www.servicecanada.gc.ca)

Employment Insurance (EI) & Social Insurance Number Inquiries- 604-682-5400  
Social Insurance Number Inquiries- 604-682-5400  
Employment Tele-message 604-775-7015  
Employment Services - 604-464-7144

## 8.5 LOCAL GOVERNMENT OFFICIALS

Municipal	Provincial	Federal
<b>CITY OF COQUITLAM</b> Mayor Richard Stewart 3000 Guildford Way Coquitlam, BC V3B 7N2 Tel: 604-927-3000 Fax: 604-927-3015 <a href="http://www.coquitlam.ca">www.coquitlam.ca</a>	<b>PREMIER</b> John Horgan Room 156 Parliament Buildings Victoria, BC V8V 1X4	<b>PRIME MINISTER</b> Justin Trudeau Parliament Buildings Ottawa, ON K1A 0A2
<b>CITY OF PORT COQUITLAM</b> Mayor Brad West 2580 Shaughnessy St. Port Coquitlam, BC V3C 2A8 Tel: 604-944-5411 Fax: 604-944-5402 <a href="http://www.portcoquitlam.ca">www.portcoquitlam.ca</a>	<b>COQUITLAM – MAILLARDVILLE</b> Selina Mae Robinson, MLA 102 - 1108 Austin Ave. Coquitlam, BC V3K 3P5 Tel: 604-933-2001 Fax: 604-933-2002	<b>PORT MOODY – COQUITLAM</b> Fin Donnelly, MP 101 - 313 Sixth Street New Westminster, BC V3L 3A7 Tel: 604-666-5446 Fax: 604-666-5520
<b>CITY OF PORT MOODY</b> Mayor Rob Vagramov 100 Newport Drive Port Moody, BC V3H 5C3 Tel: 604-469-4500 Fax: 604-469-4550 <a href="http://www.cityofportmoody.com">www.cityofportmoody.com</a>	<b>PORT COQUITLAM</b> Mike Farnworth, MLA 107A – 2748 Lougheed Hwy. Port Coquitlam, BC V3B 6P2 Tel: 604-927-2088 Fax: 604-927-2090	<b>COQUITLAM – POCO</b> Ron McKinnon, MP 2603 St. Johns Street Port Moody, BC V3H 2B5 Tel: 604-937-5650 Fax: 604-937-5601
<b>VILLAGE OF BELCARRA</b> Mayor Neil Belenkie 4084 Bedwell Bay Rd. Belcarra, BC V3H 3C3 Tel: 604-939-4411 Fax: 604-939-5034 <a href="http://www.belcarra.ca">www.belcarra.ca</a>	<b>PORT MOODY – COQUITLAM</b> Rick Glumac, MLA 203 – 130 Brew St. Port Moody, BC V3H 03E Tel: 604-469-5430 Fax: 604-469-5438	
<b>VILLAGE OF ANMORE</b> Mayor John McEwen 2697 Sunnyside Rd. Anmore, R.R.#1 Port Moody, BC V3H 3C8 Tel: 604-469-9877 <a href="http://www.anmore.com">www.anmore.com</a>	<b>COQUITLAM – BURKE MTN.</b> Joan Isaacs, MLA 203 – 130 Brew St Port Moody, BC V3H 03E Tel: (604) 949-1424 Fax: (604) 949-1481	

## BIBLIOGRAPHY & REFERENCES

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BC Assessment: <https://www.bccassessment.ca/>  
BC Business: <https://www.bcbusiness.ca/>  
BC Hydro: <https://www.bchydro.com/>  
BC Gas/Terasen: <https://www.fortisbc.com>  
BC Ministry of the Attorney General: [www.gov.bc.ca/justice](http://www.gov.bc.ca/justice)  
BC Ministry of Transportation and Infrastructure: [www.th.gov.bc.ca/](http://www.th.gov.bc.ca/)  
BC Statistics: [www.bcstats.gov.bc.ca/](http://www.bcstats.gov.bc.ca/)  
BC Transit: <https://www.bctransit.com/choose-transit-system>  
Canadian Construction Association: <http://www.cca-acc.com/>  
Census & Statistics Canada: <http://www12.statcan.gc.ca/>  
City of Coquitlam: [www.coquitlam.ca](http://www.coquitlam.ca)  
City of Port Coquitlam: [www.portcoquitlam.ca](http://www.portcoquitlam.ca)  
City of Port Moody: [www.portmoody.ca](http://www.portmoody.ca)  
Coquitlam / Port Coquitlam R.C.M.P.: <http://coquitlam.rcmp-grc.gc.ca/>  
Economic Profile – City of Port Moody:  
<http://www.portmoody.ca/modules/showdocument.aspx?documentid=8522>  
Fortis BC: <https://www.fortisbc.com/>  
Metro Vancouver: <http://www.metrovancouver.org/>  
Metro Vancouver Strategic Planning Department – Annual Regional Planning Data:  
<http://www.metrovancouver.org/services/regional-planning/data-statistics/Pages/default.aspx>  
Ministry of Skills and Development Labour 2003: [www.labour.gov.bc.ca/esb/](http://www.labour.gov.bc.ca/esb/)  
Morguard: <https://www.morguard.com/>  
Personal Interviews:  
    Deborah Day – Coquitlam City Planning  
    Janet Lee – Port Coquitlam City Planning  
    James McIntyre – Port Moody Planning & Development  
Port Moody Police Department: <https://portmoodypolice.ca/>  
Realtylink: <https://realtylink.org/en>  
Real Estate Board of Greater Vancouver: <https://www.rebgv.org/>  
Red Book Directory of Services for the Lower Mainland 1996: <https://redbookonline.bc211.ca/>  
School District #43: <https://www.sd43.bc.ca/Pages/default.aspx>  
Service Canada [www.servicecanada.gc.ca/](http://www.servicecanada.gc.ca/)  
Share Family & Community Services: <https://sharesociety.ca/>  
Simon Fraser Health Region: <https://www.fraserhealth.ca/>  
Smart Growth BC: <https://www.civicgovernance.ca/smart-growth-bc/>  
TransLink: <https://www.translink.ca/>  
Vancouver Sun: <https://vancouversun.com/>