

A New Perspective on Business Enterprise Districts

April 1, 2025
CITY OF COQUITLAM
SCARP STUDIO

Coquitlam's Underutilized Business Enterprise Zone

Issue

Underperformance of Business Enterprise Zones

For 10 years, these areas have not met their vision.

Lack of business uptake and development

Unable to attract emerging industries

Site One

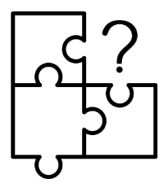
City Centre Area Plan
Barnet Highway & Christmas Way

Site Two

Southwest Coquitlam Area Plan
United Boulevard & Highway 1

Project Objectives

1



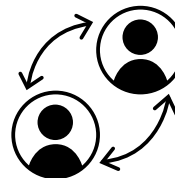
Analyze Growth Challenges

2



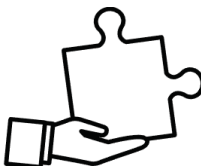
Identify Emerging Trends

3



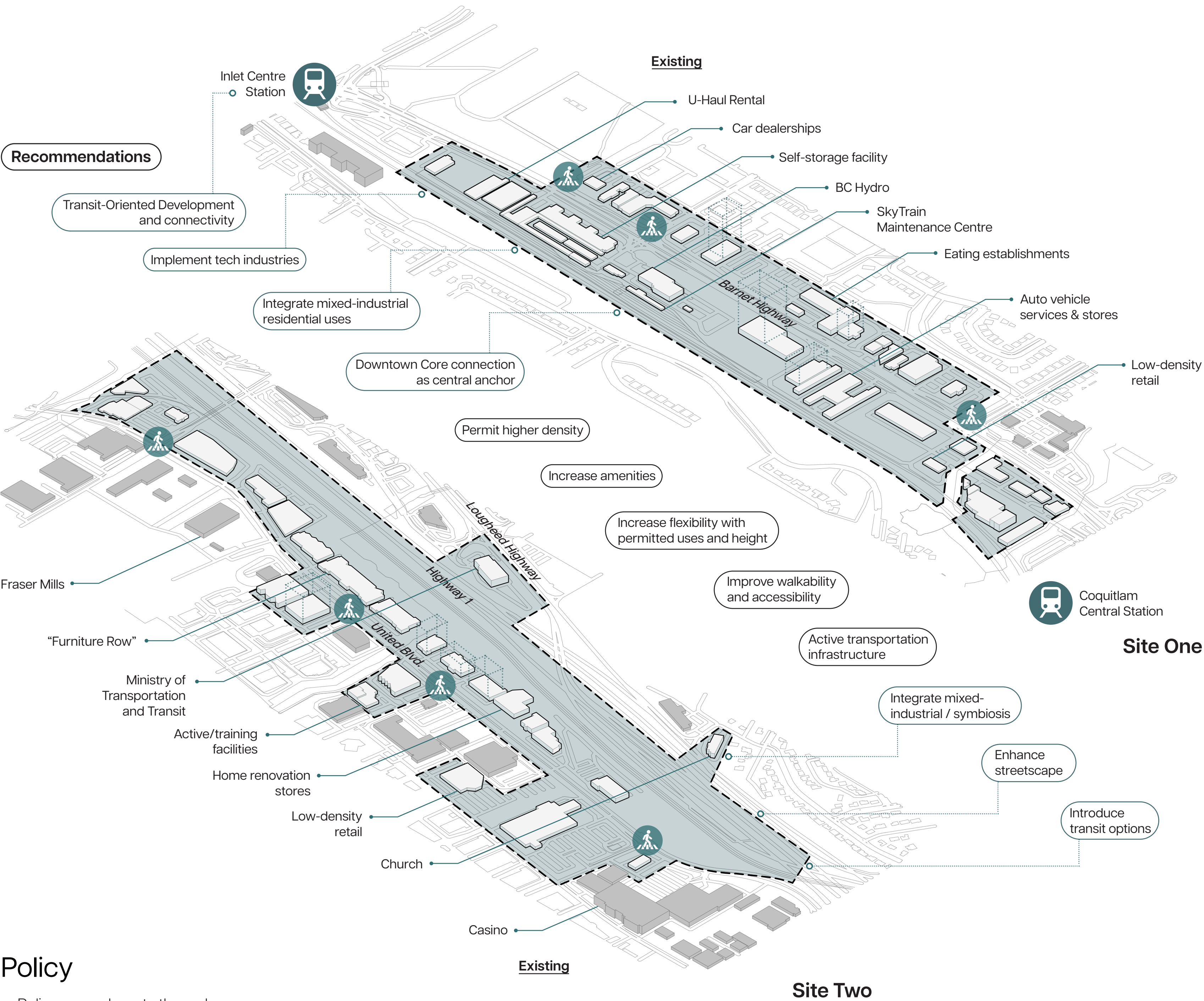
Engage Stakeholders & Gather Insights

4



Provide Strategic Recommendations

Development Growth Recommendations



Policy

- Policy amendments through **comprehensive assessment** of both sites;
- Policy incentives** to encourage new development of emerging industries, alternative uses, and amenities to attract businesses and employees.

Zoning

- Expand **zoning flexibility** (density, height, and permitted uses);
- Creation of **two separate zones** that are unique to the sites.



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