



TRI-CITIES 2024 ECONOMIC PROFILE



Tri-Cities  Chamber of Commerce

COQUITLAM | PORT COQUITLAM | PORT MOODY | ANMORE | BELCARRA

ACKNOWLEDGEMENTS

Tri-Cities 2024 Economic Profile, Version 2024-01, February 2024

We acknowledge that the Tri-Cities Chamber of Commerce operates on the traditional, ancestral, and unceded territory of the kʷikʷəłəm (Kwikwetlem First Nation). We thank the kʷikʷəłəm who continue to live on these lands and care for them, along with the waters and all that is above and below.

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Much of the statistical information in the Economic Profile is obtained from Statistics Canada's most recent Census in 2021. We work hard to verify all the published statistics but absolute accuracy cannot be guaranteed due to the multiple sources accessed.

We welcome your comments and questions on this document:



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INTRODUCTION

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, and collectively referred to as the Tri-Cities – 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, in the province of British Columbia, Canada. It has attracted substantial industrial and commercial development in the past 50 years, and is continuing to grow. Presently, approximately 250,000 people reside within the region.



This community's 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. We have also included information on the adjacent Villages of Anmore and Belcarra. This report 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 at the time of publishing.

1.0 COMMUNITY CHARACTER & IDENTITY

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. We outline the regional history, community life within this region, and the relationship to industrial and commercial development.

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

1.0 COMMUNITY CHARACTER & IDENTITY

1.1 Community Prospectus

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 the 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 Great Canadian 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 recreation 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.

1.0 COMMUNITY CHARACTER & IDENTITY

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.

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 205,000 square-foot recreation complex was built in 2021. Situated in the heart of Port Coquitlam, the recreation complex features a leisure pool, fitness centre, gymnasium, hockey arenas, a public library, and more.

The City maintains this economic growth without sacrificing its abundance of parks, trails, and cultural facilities. *łéxətəm* Regional Park (formerly Colony Farm), at the western edge of the city, sports hectares of wildlife protected areas that are unavailable for development. *Kʷikʷəłəm* (Kwikwetlam) First Nation, with a total population of 123 people, consists of two reserves immediately north and south of *łéxətəm* Regional Park. Saskay Land Development LP, under ownership of the *Kʷikʷəłəm* 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 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 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 Skytrain's Evergreen Line, as the line runs through its city centre between Coquitlam and downtown Vancouver.

1.0 COMMUNITY CHARACTER & IDENTITY

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. It’s known as the ‘City of the Arts.’

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 workforce. The City aims to maintain a diversified tax base while creating and solidifying jobs through redevelopment.

1.2 Topography & Geography

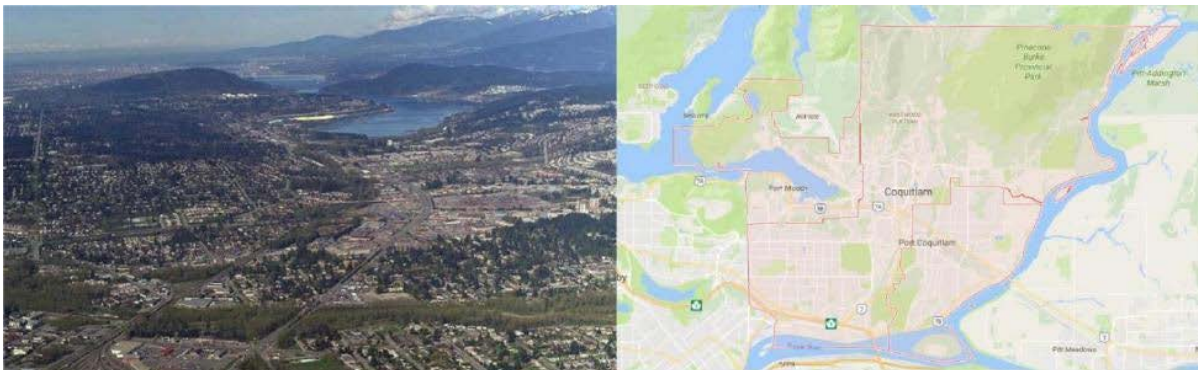
The region is situated west of the junction of the Pitt River and the Fraser River – the most extensive river system in the Pacific Northwest. These two rivers form the eastern and western boundaries for the region respectively. In the north, the Pacific Coast Mountain Range provides a backdrop to the 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-Cities parks, refer to section 7.6.

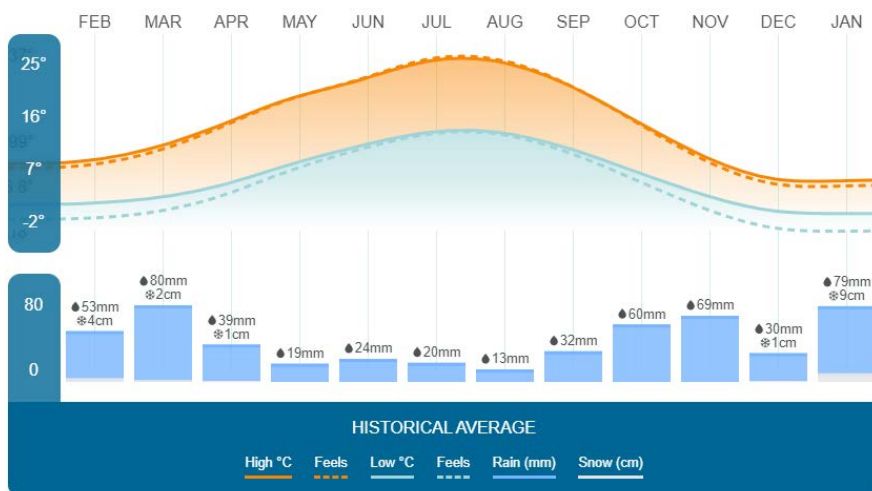


1.0 COMMUNITY CHARACTER & IDENTITY

1.3 Climate

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: **Historical Average Weather for Coquitlam (2000-2024)**
Temperatures in Celsius



Source: The Weather Network, theweathernetwork.com/ca/historical/british-columbia/coquitlam

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

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.

1.0 COMMUNITY CHARACTER & IDENTITY

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 Kwikwəḷəm (Kwikwetlam) Indigenous people who spoke the language hə́ḡəmiḡəm. "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.

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

1.0 COMMUNITY CHARACTER & IDENTITY

Coquitlam and Port Moody enjoyed a renewed vitality. Within 20 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

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

2.0 HUMAN RESOURCES & POPULATION STATISTICS

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 250,000 residents, and is experiencing unprecedented growth due to immigration.

Table 2.1: **Population Growth – 1981 to 2021**

	Coquitlam		Port Coquitlam		Port Moody	
	Population	5-yr growth rate (%)	Population	5-yr growth rate (%)	Population	5-yr growth rate (%)
1981	61,077	10.12	27,535	15.08	14,917	28.05
1986	69,295	13.46	29,115	5.74	15,750	5.58
1991	84,025	21.26	36,770	26.29	17,710	12.44
1996	101,820	21.18	46,682	26.96	20,847	17.71
2001	112,890	10.90	51,257	9.80	23,816	14.20
2006	114,565	1.48	52,690	2.79	27,515	15.53
2011	126,804	10.68	55,958	6.20	33,011	19.97
2016	139,388	9.88	58,612	4.74	33,551	1.63
2021	148,625	6.71	61,498	4.94	33,535	0.00

Sources: Statistics Canada, [Census Divisions and Subdivisions: British Columbia](#). 1991, 1996, 2001, 2006, 2011, 2016, 2021 Strategic Planning Department, Metro Vancouver. [Greater Vancouver Key Facts](#). 1998, 2001, 2006

Projected

Table 2.2: **Expected Population Growth to 2050**

City	2030	2040	2050
Coquitlam	198,910	230,610	255,060
Port Coquitlam	70,880	81,620	85,670
Port Moody	42,680	47,520	51,360
Anmore	2,950	3,320	3,590
Belcarra	690	740	790
Tri-Cities	341,100	363,900	396,470

Sources: Metro Vancouver Growth Projections, 2021

2.0 HUMAN RESOURCES & POPULATION STATISTICS

2.2 Selected Population Characteristics

Age Composition

During the five-year span between the 2016 and 2021 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	2011		2016		2021	
	Population	%	Population	%	Population	%
0-14	36,610	16.73	38,020	16.42	37,540	16.42
15-24	30,310	13.85	30,265	13.07	28,683	13.07
25-34	26,915	12.30	28,875	12.47	32,030	12.47
35-44	33,150	15.15	32,450	14.02	35,165	14.02
45-54	38,335	17.52	38,745	16.74	36,260	16.74
55-64	26,695	12.20	32,155	13.89	35,210	13.89
65-74	13,825	6.32	18,535	8.01	18,535	8.01
75+	12,960	5.92	12,410	5.36	15,305	5.36
Totals	218,791	100.00	231,465	100.00	243,658	100.00

Source: Statistics Canada, Census Divisions and Subdivisions: British Columbia 2011, 2016, 2021

Table 2.4: **Population Breakdown by Age**

		Coquitlam		Port Coquitlam		Port Moody		Villages	
		2016	2021	2016	2021	2016	2021	2016	2021
0-14	M	11,395	11,415	5,095	4,400	3,105	2,900	234	210
	F	10,830	10,985	4,655	4,685	2,945	2,620	240	215
15-24	M	9,855	9,300	3,930	3,665	2,040	1,985	230	135
	F	8,935	8,568	3,545	3,355	1,965	1,810	210	230
25-34	M	8,850	10,360	3,645	4,130	1,885	2,035	115	125
	F	8,720	9,600	3,695	3,885	2,080	2,020	105	135
35-44	M	8,730	10,085	4,020	4,380	2,450	2,375	130	115
	F	10,115	10,995	4,345	4,675	2,790	2,655	150	145
45-54	M	11,055	10,230	4,760	4,290	2,780	2,959	290	230
	F	11,960	11,680	5,130	4,605	3,065	2,860	310	285
55-64	M	9,495	10,210	4,090	4,490	2,105	2,330	255	300
	F	9,985	10,930	4,220	4,750	2,270	2,500	250	290
65-74	M	5,445	7,080	2,160	2,815	1,270	1,395	140	185
	F	5,930	7,600	2,350	3,030	1,375	1,540	110	170
75+	M	3,440	4,325	1,245	1,610	655	865	55	115
	F	4,575	5,260	1,710	2,210	780	1035	45	105

Source: Statistics Canada, Census Divisions and Subdivisions: British Columbia, 2016, 2021

2.0 HUMAN RESOURCES & POPULATION STATISTICS

Private Households

The average number of people per household in the region is approximately 2.6.

Table 2.5: **Private Households**

	Coquitlam		Port Coquitlam		Port Moody		Villages	
	2016	2021	2016	2021	2016	2021	2016	2021
Total Number of Private Households	51,325	55,950	21,750	22,880	12,975	13,110	940	1,005
Number of Persons per Household:								
1	11,410	12,820	4,845	5,195	2,980	2,950	110	125
2	15,580	17,730	6,750	7,255	4,190	4,400	320	340
3	9,890	10,600	4,150	4,295	2,460	2,545	160	195
4	9,385	9,625	4,000	4,065	2,410	2,350	215	195
5 and over	5,050	5,180	2,005	2,070	940	860	140	155
Average Number of Persons per Household	2.7	2.6	2.7	2.6	2.6	2.6	2.9	2.9

Sources: Statistics Canada, Census Divisions and Subdivisions: British Columbia; 2016, 2021 Ottawa: Supply and Services Canada

Table 2.6: **Population Breakdown by Family Status in 2021**

	Coquitlam	Port Coquitlam	Port Moody	Villages
Single	50,710	21,100	10,440	890
Legally married and not separated	66,955	26,190	14,880	1,555
Legally married and separated	3,310	1,540	785	55
Widowed	5,330	2,430	1,025	80
Divorced	8,495	4,085	2,205	85
Total Lone Parent Families	6,585	2,760	1,390	80

Source: Statistics Canada, Census 2021

2.0 HUMAN RESOURCES & POPULATION STATISTICS

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 (over 200)**

Language	Coquitlam	Port Coquitlam	Port Moody	Villages
	2021	2021	2021	2021
English	70,195	38,840	22,335	2,280
French	1,295	565	325	30
Indigenous Languages	10	—	5	
Arabic	1,255	490	235	5
Chinese Languages	25,245	4,985	2,435	235
German	755	355	260	35
Gujarati	365	185	85	-
Hindi	730	320	50	-
Hungarian	310	40	85	-
Indonesian	420	75	20	-
Italian	1,195	355	235	15
Japanese	875	295	230	15
Korean	10,040	1,565	1,405	50
Kurdish	385	170	20	-
Persian Languages	8,920	1,840	1,120	80
Polish	390	625	260	30
Portuguese	1,100	425	235	10
Punjabi	1,255	960	75	10
Romanian	935	480	285	15
Russian	2,310	935	455	30
Serbio-Croatian	1,200	310	205	10
Spanish	2,825	1,110	670	30
Tagalog	2,520	1,435	255	15
Vietnamese	750	330	75	-

Sources: Statistics Canada, [Census Divisions and Subdivisions: British Columbia 2021](#)

2.0 HUMAN RESOURCES & POPULATION STATISTICS

Education Levels

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

Education Level	Coquitlam		Port Coquitlam		Port Moody		Villages	
	2016	2021	2016	2021	2016	2021	2016	2021
Grades 9 - 12:								
With Graduation Cert.	33,910	34,305	15,485	15,490	7,050	6,720	585	755
Without Graduation Cert.	14,470	12,775	6,550	6,020	2,615	2,315	250	250
Trades Diploma/ Certificate	7,910	7,525	4,390	4,410	1,850	1,785	180	180
Other Non-University Graduates	20,600	20,235	9,910	9,695	5,350	4,940	515	430
University:								
Bachelor's Degree	23,820	30,385	7,120	9,065	6,150	7,040	465	585
Master's Degree	6,465	8,945	1,840	2,485	2,125	2,570	120	220
Earned Doctorate	1,130	1,615	280	355	340	240	35	30

Source: Statistics Canada, [Census Divisions and Subdivisions in BC](#) 2016, 2021

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

School Year	2020/2021	2021/2022	2022/2023	2023/2024
Student Population	32,795	32,331	33,092	34,424

Source: BC Government, Coquitlam School District Contextual Information, 2024
studentsuccess.gov.bc.ca/school-district/043/report/contextual-information



Photo courtesy of SD43

2.0 HUMAN RESOURCES & POPULATION STATISTICS

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. The Tri-Cities region is now experiencing unprecedented growth due to immigration.

Table 2.10: **Immigrant Population Statistics by City**

	Coquitlam	Port Coquitlam	Port Moody	Villages
Immigrant population	67,545	20,765	11,105	795
% Total Population	45.80%	34.40%	33.2%	26.15%

Source: Statistics Canada, Census 2021

Table 2.11: **Immigrant Status Breakdown by Place of Birth, 2021**

Country	Coquitlam	Port Coquitlam	Port Moody	Villages
United States	1,140	420	530	55
Central/South America				
Mexico	660	160	200	10
Brazil	530	140	120	-
Colombia	355	130	30	10
Europe				
United Kingdom	2,300	1,240	935	75
Romania	935	485	290	20
Russian Federation	885	370	285	-
Italy	765	160	125	15
Poland	680	565	275	40
Africa	2,400	1,045	540	10
Asia				
China	12,425	2,055	1,145	185
Hong Kong	4,985	1,225	515	15
South Korea	8,485	1,280	1,160	35
Philippines	4,100	2,185	430	15
Taiwan	2,685	465	235	-
South Asia & Middle East				
India	2,030	1,285	253	40
Iran	7,585	1,500	990	75
Iraq	460	270	105	-
Syria	330	85	30	-
Pakistan	485	235	60	-

Source: Statistics Canada, Census 2021

2.0 HUMAN RESOURCES & POPULATION STATISTICS

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 – National Occupational Classification (15 years of age and over, 25% sample data)**

	Coquitlam	Port Coquitlam	Port Moody	Villages
11 Agriculture, forestry, fishing and hunting	240	215	60	-
21 Mining, quarrying, and oil and gas extraction	215	90	85	10
22 Utilities	615	300	190	15
23 Construction	6,805	3,630	1,470	225
31-33 Manufacturing	4,625	2,395	980	105
41 Wholesale trade	3,195	1,615	745	55
44-45 Retail trade	9,385	3,655	1,895	160
48-49 Transportation and warehousing	3,580	1,815	735	25
51 Information and cultural industries	3,030	1,055	965	55
52 Finance and insurance	4,190	1,460	940	65
53 Real estate and rental and leasing	2,210	645	510	80
54 Professional, scientific and technical services	9,155	2,805	2,555	215
55 Management of companies or enterprises	235	75	90	-
56 Administrative and support, waste management and remediation services	2,785	1,320	605	55
61 Educational services	6,190	2,490	1,690	130
62 Health care and social assistance	8,740	4,205	2,180	160
71 Arts, entertainment and recreation	1,535	845	540	40
72 Accommodation and food services	5,035	2,020	810	80
81 Other services (except public administration)	3,435	1,470	710	60
91 Public administration	3,955	1,855	1,180	85

Source: Statistics Canada, [Census 2021](#).

2.0 HUMAN RESOURCES & POPULATION STATISTICS

Labour Force by Occupation

Table 2.13: **Employment Distribution – National Occupational Classification (15 years of age and over, 25% sample data)**

	Coquitlam	Port Coquitlam	Port Moody	Villages
0 Legislative and senior management occupations	975	345	375	75
1 Business, finance and administration occupations	16,085	6245	4015	325
2 Natural and applied sciences and related occupations	9,215	3045	2295	120
3 Health occupations	5,450	2425	125	120
4 Occupations in education, law and social, community and government services	9,265	4110	2605	230
5 Occupations in art, culture, recreation and sport	3,175	1355	1170	50
6 Sales and service occupations	20,520	8150	4120	390
7 Trades, transport and equipment operators and related	11,895	6590	2490	255
8 Natural resources, agriculture and related production	520	430	145	25
9 Occupations in manufacturing and utilities	2,035	1250	435	30

Source: Statistics Canada, Census 2021

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

	Coquitlam		Port Coquitlam		Port Moody		Villages	
	2016	2021	2016	2021	2016	2021	2016	2021
In the labour force	75,475	81,265	33,625	34,665	19,400	19,330	1,620	1,640
Employed	70,875	73,920	32,045	31,860	18,385	17,950	1,555	1,550
Unemployed	4,595	7,345	1,585	2,805	1,010	1,380	60	95
Not in the labour force	40,400	43,805	14,525	16,105	8,000	8,610	750	1,010
Participation rate (%)	65.1	65.0	69.8	68.3	70.8	69.2	68.5	55.8
Employment rate (%)	61.2	59.1	66.6	62.8	67.1	64.2	65.8	53.3
Unemployment rate (%)	6.1	9.0	4.7	8.1	5.2	7.1	2.5	5.8

Source: Statistics Canada, Census 2021

2.0 HUMAN RESOURCES & POPULATION STATISTICS

Table 2.15: Resident Labour Force

	Males (15 years & over)			Females (15 years & over)		
	2011	2016	2021	2011	2016	2021
Coquitlam	33,190	59,495	38,680	36,525	56,385	42,580
Port Coquitlam	15,830	24,620	16,705	16,670	23,530	17,960
Port Moody	9,260	14,260	9,475	9,870	13,140	9,850
Villages	-	820	805	-	759	835

Source: Statistics Canada, Census 2016, 2021
 Statistics Canada, National Household Survey Profile 2011

Table 2.16: Metro Vancouver Employment Projections

Area	2030	2040	2050
Northeast subregion includes Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	120,500	137,500	148,200

Source: Metro 2050, Metro Vancouver metrovancover.org/services/regional-planning/Documents/metro-2050.pdf



Tri-Cities Chamber Business Showcase, 2023

2.0 HUMAN RESOURCES & POPULATION STATISTICS

2.5 Income & Wage Rates

Wage Rates

The provincial government sets the minimum hourly rate for wages in British Columbia. As of June 1, 2023, the minimum wage rate is \$16.75 per hour for all workers employed in BC, as stated by the Employment Standards Branch of BC.

Table 2.17: **Census Individual & Economic Family Total Income Averages**

	Coquitlam	Port Coquitlam	Port Moody	Villages
Average Full Time	\$62,800	\$65,000	\$77,000	\$163,000
Median Household	\$92,000	\$102,000	\$115,000	\$330,000
Median Family	\$98,000	\$119,000	\$135,000	\$360,000
Couple-Only Families	\$83,000	\$101,000	\$121,000	\$387,000
Couple-With-Children Families	\$121,000	\$143,000	\$162,000	\$276,000
Lone Parent Families	\$71,000	\$78,000	\$82,000	\$204,000

Source: Statistics Canada, Census 2021

3.0 ECONOMIC ACTIVITY

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

3.0 ECONOMIC ACTIVITY

3.1 Overview of the Current Economic Activity

The economic base of the Tri-Cities has undergone substantial expansions. 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 250,000 people, the local area has been vastly developed and continues to grow and densify. 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.

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.

3.0 ECONOMIC ACTIVITY

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

Year	Coquitlam		Port Coquitlam		Port Moody		Villages	
	Labour Force	5-yr Growth Rate (%)	Labour Force	5-yr Growth Rate (%)	Labour Force	5-yr Growth Rate (%)	Labour Force	5-year Growth Rate (%)
2001	60,420	9.06	28,710	9.60	13,685	10.27	-	-
2006	62,895	4.10	30,380	5.82	16,300	19.12	-	-
2011	69,720	10.85	32,500	6.98	19,130	17.36	-	-
2016	75,475	8.25	33,625	3.46	19,400	1.41	1,620	-
2021	81,265	7.67	34,665	3.10	19,330	(0.36)	1,640	1.23

Source: Statistics Canada, Census Canada. Profile of Census Divisions and Subdivisions in BC, 2001, 2006, 2016, 2021
 Statistics Canada, National Household Survey Profile, 2011
 Regional Data & Stats, Metro Vancouver. (metrovancover.org)

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

City	2021	2022	2023
Coquitlam	7,033	7,134	7,484
Port Coquitlam	4,085	4,117	4,243
Port Moody	2,191	n/a	2,835
Villages	126	n/a	185

Sources: City of Coquitlam, City of Port Coquitlam, City of Port Moody, Village of Anmore, Village of Belcarra

3.2 Major Employers in the Tri-Cities

A Tri-Cities' 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 and commercial 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 4,500 employees, and City of Coquitlam, with approximately 1,100 employees. In the private sector, CP Rail, Sysco Wholesale, and Saputo in Port Coquitlam top the list with between 500 – 999 employees.

3.0 ECONOMIC ACTIVITY

Major Employers in Coquitlam with 150+ Employees

Institutional, Commercial and Industrial Employers

SD43 (Includes staff in Tri-Cities)	Walmart Supercentre
City of Coquitlam	WN Pharmaceuticals Ltd
McDonald's Restaurants	Tim Hortons
The Real Canadian Superstore	Shoppers Drug Mart
Great Canadian Casino Vancouver	Cineplex Cinemas Coquitlam and VIP
Ikea	GFL Environmental Inc.
Save On Foods	T&T Supermarket
Factors Group of Nutritional Companies Inc	Fleetmind Seon Solutions Inc.
Douglas College (Coquitlam Campus)	McKesson Canada
Waste Management of Canada Corporation	Associated Labels and Packaging
Safeway	Starbucks Coffee
Vancouver Horror Nights	GFR Pharma Ltd.
Superior Poultry Processors Ltd.	

Note: Information on employment numbers (over 150 employees) is provided by the business licence application and may or may not be the current figure.

Source: City of Coquitlam 2022 Annual Report Highlights

3.3 Primary Industries

Employment in primary industries such as farming, fishing, mining, quarrying, and forestry do not play a major role in the Tri-Cities. 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 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.

3.0 ECONOMIC ACTIVITY

3.4 Manufacturing Industry

The manufacturing sector in the Greater Vancouver 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 per cent of the manufacturing base for Metro Vancouver.

Table 3.3: **Employment in Manufacturing by City**

Coquitlam	Port Coquitlam	Port Moody	Villages	Total
2,035	1,250	435	30	3,750

Source: Statistics Canada, Census 2021

3.5 Construction

Construction is booming in the Tri-Cities, with densification along transit corridors, master-planned communities, high-rises, and commercial developments. The highest growth in construction is in residential building². Some of the bigger development companies operating in this region include: Beedie, Marcon, 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 workforce.

Table 3.4: **Employment in Construction by City (2021)**

Coquitlam	Port Coquitlam	Port Moody	Villages	Total
6,805	3,360	1,470	225	11,860

Source: Statistics Canada, Census 2021

Table 3.5: **Value of Total Building Permits (\$ Thousands)**

	2020	2021	2022	2023
Coquitlam	762,470	864,278	1,233,602	798,417
Port Coquitlam	141,867	121,053	192,414	94,413
Port Moody	223,077	62,265	46,291	198,657
Villages	8,669	14,253	20,372	15,700

Source: [British Columbia Housing Starts for Urban Areas and Communities](#), BC Government 2024

3.0 ECONOMIC ACTIVITY

Table 3.6: Value of Total Building Permits by Classification 2023 (\$ Thousands)

	Residential	Industrial	Commercial	Institutional
Coquitlam	539,372	969	215,609	43,007
Port Coquitlam	36,017	41,385	12,947	4,063
Port Moody	171,561	100	6,050	20,946
Villages	6,815	-	8,985	-

Source: [British Columbia Housing Starts for Urban Areas and Communities](#), BC Government 2024

3.6 Trade & Wholesale

One of the largest and the most important sectors in the region is retail and wholesale trade. Examples of such companies include Saputo, Leavitt Machinery, and Superior Poultry Processors in wholesale trade and companies such as The Bay, Costco, and Real Canadian Superstore in retail trade categories. Local retail is one of the highest categories of employers for this area.

Table 3.7: Employment in Retail & Wholesale Trade by City (2021)

Coquitlam	Port Coquitlam	Port Moody	Villages	Total
12,580	5,270	2,640	215	20,705

Source: Statistics Canada, Census 2021



Courtesy Coquitlam Centre Mall

3.0 ECONOMIC ACTIVITY

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 3.8: **Local Area Financial Institutions**

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

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

3.0 ECONOMIC ACTIVITY

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 3.9: **Local Area Real Estate/ Insurance Offices**

	Coquitlam	Port Coquitlam	Port Moody
Real Estate Offices	9	8	10
Insurance Agencies	13	9	5

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

3.8 Tourism, Accommodation and Food Services

Tourism, accommodation, food, and beverage services are becoming increasingly significant contributors to the economy of this region. This area hosts more than 250 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 in the area offer visitors the Tri-Cities Chamber's Map of the Tri-Cities. This pamphlet also includes a list of hotels, parks, and restaurants in the area. As well, various accommodation guides, vacation planners, regional guides, park guides, and local maps can be found at local city halls, libraries, community centres, and online.

Hotels in the Region include:

Executive Plaza Hotel Metro Vancouver
Poco Inn and Suites
Ramada by Wyndham Coquitlam

A significant hotel and conference centre is being planned by Marcon, adjacent to Coquitlam Central Station. For information, visit tricity.marcon.ca

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

3.0 ECONOMIC ACTIVITY

3.9 Future of the Tri-Cities

Coquitlam - “The City of Choice”

According to the 2021 Census, Coquitlam’s population was 148,625. 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 – “Sustaining a high quality of life for current and future generations, where people 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.

Coquitlam is well served by a number of transit routes running through the city, 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. In 2016, TransLink completed a new Light Rapid Transit (LRT) Evergreen line connecting Burnaby, Coquitlam, and Port Moody with SkyTrain, the West Coast Express, and TransLink buses; four stations are in Coquitlam. The Evergreen Line also spurs transit-oriented development around station areas. For more information on the future of Coquitlam please refer to:

www.coquitlam.ca

3.0 ECONOMIC ACTIVITY

Port Coquitlam - "Small Town Charm with Big City Connections"

With a population of approximately 62,000 people, Port Coquitlam is expected to grow exponentially over the next 20 years. Population estimates for 2050 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.



Courtesy of Port Coquitlam

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. The newly developed Port Coquitlam Community Centre 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.

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: www.portcoquitlam.ca

3.0 ECONOMIC ACTIVITY

Port Moody - “City of the Arts”

Port Moody's population currently stands at roughly 34,000 residents, and is expected to exceed 50,000 people before 2050. Port Moody, the smallest of the cities in the Tri-Cities, is also experiencing mass change and growth. With the opening of the new City Hall and public Library, the old City Hall was 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 and Suter Brook Village have become a booming centre of both retail and high density residential sectors. Adjacent, there is a significant proposal to build a master planned community with highrises and commercial at Coronation Park neighbourhood. In other commercial developments, the city has plans to revitalize the St. Johns and Spring Street areas and the transit-oriented development corridor. The City is considering other developments in and around the Burrard Inlet waterfront, including the Flavelle Oceanfront development. For more information on the future of Port Moody please refer to: www.portmoody.ca

Metro Vancouver - “Services and Solutions for a Liveable Region”

Metro Vancouver's increasing population, projected to grow by up to 50,000 per year, will require core utility services and regional services to expand and optimize to respond to new growth. It is working closely with all of the cities in the Lower Mainland. For managing growth and transportation, Metro Vancouver gives priority to walking, cycling and transit, and then to cars. For more information on the development of the Metro Vancouver area, *Metro Vancouver 2050*, is available for reference online:

metrovancover.org/services/regional-planning/metro-2050-the-regional-growth-strategy

4.0 LAND USE AND DEVELOPMENTS

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 and Major Developments
- 4.2 Residential
- 4.3 Commercial
- 4.4 Industrial
- 4.5 Institutional

4.0 LAND USE AND DEVELOPMENTS

4.1 Land Use and Major Developments

Compared to other cities and municipalities in Metro Vancouver, 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 townhomes.

For information on land use and zoning in each community, refer to each of their Official Community Plans (OCP).

Official Community Plans

Coquitlam coquitlam.ca/616/Citywide-Official-Community-Plan

Port Coquitlam portcoquitlam.ca/business-development/planning/official-community-plan/

Port Moody portmoody.ca/en/business-and-development/official-community-plan.aspx?mid=26637

Anmore anmore.com/business-development/planning_department/

Belcarra belcarra.ca/2023-official-community-plan/



Courtesy of the City of Port Coquitlam

4.0 LAND USE AND DEVELOPMENTS

Major Developments

As of February 2024, there are a number of significant, master-planned developments in the Tri-Cities that are underway or seeking approval.

Anmore South (Icona), Anmore

A master-planned community on the loco lands, proposing up to 3,500 housing units, civic facilities, shops and services, a fire hall, parks and trails. anmoresouth.com/fast-facts/

Coronation Heights (Polygon), Coquitlam

More than 2,800 housing units, nine towers, on 11+ acres of land, bordering Port Moody and its Coronation Park development. Walking distance to Inlet Skytrain Station.

dailyhive.com/vancouver/polygon-homes-cornation-heights-redevelopment-coquitlam-design-2022

Coronation Park (Wesbild), Port Moody

A mix of residential, commercial, office space, daycare, and community amenities including a new city park. More than 2,500 housing units in six towers and various low-rise buildings, within a five-minute walk to Inlet Skytrain Station. coronationparkportmoody.com

Flavelle Oceanfront District (Flavelle Oceanfront Development), Port Moody

A waterfront community planned on 34 acres formerly housing an historic mill. flavelleoceanfront.ca

Fraser Mills (Beedie), Coquitlam

Located in South Coquitlam along the Fraser River, Fraser Mills will be the city's first and only waterfront community. When complete, this 96-acre neighbourhood will be home to a collection of residences, restaurants, shops, extensive green space, plazas, and an aquatic and community centre.

beedie.ca/residential/fraser-mills

Spring Street (Beedie), Port Moody

Three condo towers reaching up to 39 storeys high in The Moody Centre's Transit Oriented Development Area, and a blend of retail and public spaces. beedie.ca/residential/spring-street-port-moody

TriCity Central (Marcon), Coquitlam

A transit-oriented mixed-use development on 11.6 acres in Coquitlam's Town Centre. Located across from Coquitlam Centre Station, the development will include nine towers of residential units, offices, retail, commercial, a hotel, conference centre and a daycare. tricity.marcon.ca

In December, the BC Government announced changes to municipal zoning bylaws that cities must adopt. These changes include significantly increasing housing density near Skytrain and Westcoast Express transit stations. Transit-oriented development (TOD) has been a factor in shaping neighbourhoods in the region since the completion of the Skytrain Evergreen Line.

4.0 LAND USE AND DEVELOPMENTS

4.2 Residential

There is considerable pressure on the housing market in the Tri-Cities, due to demand outpacing supply. Housing purchase prices and rent have increased, sparking initiatives for affordable housing and non-market housing.

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 4.1: **Typical Assessed Values (Residential Properties)**

Single Family Dwelling (SFD)	2022 Assessment	2023 Assessment	% Change
Coquitlam	\$1,499,000	\$1,650,000	+10%
Port Coquitlam	\$1,233,000	\$1,347,000	+9%
Port Moody	\$1,627,000	\$1,793,000	+10%
Belcarra	\$1,746,000	\$1,874,000	+7%
Anmore	\$2,372,000	\$2,523,000	+6%

Source: www.bcassessment.ca

Table 4.2: **Housing Starts 2020-2023**

	2020	2021	2022	2023
Coquitlam	1,941	2,351	3,608	1,619
Port Coquitlam	292	310	132	509
Port Moody	546	427	266	539
Villages	9	11	10	15

Source: [British Columbia Housing Starts for Urban Areas and Communities](#), BC Government 2024

Table 4.3: **Annual Residential Building Permit Values by City** (\$ Thousands)

	2021	2022	2023
Coquitlam	\$814,025	\$1,128,418	\$539,372
Port Coquitlam	\$69,128	\$138,546	\$36,017
Port Moody	\$53,612	\$41,503	\$171,561

Source: British Columbia Building Permits, [Housing Starts and Sales](#), 2021

†The total number of Residential Building Permits includes single dwellings, single detached, mobile homes, cottages, double dwellings, row housing, apartments and conversions. † Includes the Villages of Anmore and Becarra

4.0 LAND USE AND DEVELOPMENTS

Table 4.4: **Average Apartment Rents (per Month) October 2023**

Area	Bachelor	One Bedroom	Two Bedroom	Three Bedroom+
Coquitlam	\$1,491	\$1,594	\$1,973	-
Port Coquitlam	-	\$1,319	\$2,030	\$2,722
Port Moody	-	\$1,914	\$2,278	\$2,511

Source: Canada Mortgage and Housing Corporation. [Rental Market Statistics Summary by Census Division](#), 2023

Table 4.5: **Apartment Availability Rates 2023 (%)**

Area	Bachelor	One Bedroom	Two Bedroom	Three Bedroom+
Tri-Cities	0	0.6	0.2	2.1

Source: Canada Mortgage and Housing Corporation. [Rental Market Statistics Summary by Census Division](#), 2023

Table 4.6: **Number of Listings and (Number Sold) by Housing Type, January 2024**

City	Detached		Attached		Apartments	
Coquitlam	77	(28)	65	(23)	144	(61)
Port Coquitlam	23	(10)	14	(15)	34	(18)
Port Moody & Villages	9	(7)	15	(12)	30	(11)

Source: <https://members.rebgv.org/news/REBGV-Stats-Pkg-Jan-2024.pdf>

4.3 Commercial

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 is one of the major shopping areas in the Lower Mainland.

Table 4.7: **Annual Commercial Building Permit Values (\$ Thousands)**

	2021	2022	2023
Coquitlam	43,324	94,568	215,069
Port Coquitlam	46,282	7,782	12,947
Port Moody	8,635	4,513	6,050
Villages	-	220	8,985

Source: [British Columbia Building Permits, 2024](#)

4.0 LAND USE AND DEVELOPMENTS

There are two Business Improvement Associations (BIA) in the Tri-Cities, both representing approximately 300 member organizations. Both BIAs have a membership partnership with the Tri-Cities Chamber of Commerce.

Austin Heights BIA
austinheights.ca

Downtown Port Coquitlam BIA
downtownpocobia.com

A Selection of Shopping Centres in the Tri-Cities:

Aberdeen Square

2764 Barnet Hwy
Coquitlam, BC V3B1B9

Eagle Ridge Plaza

1194 Lansdowne Drive
Coquitlam, BC V3E 1J7

Plateau Village

1410 Parkway Blvd
Coquitlam, BC V3E 3J7

Austin Station

2662 Austin Avenue
Coquitlam, BC V3K 6C4

Fremont Village

863 Village Drive
Port Coquitlam, BC V3B 0G9

PoCo Place

2755 Lougheed Hwy
Port Coquitlam, BC V3B 5Y9

Burquitlam Plaza

526-572 Clarke Road Coquitlam,
BC V3J 3X5

Hanin Village

329 North Road
Coquitlam, BC V3K 3V9

Port Moody Centre

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

Cariboo Shopping Centre

445 North Road
Coquitlam, BC V3K 3W1

Henderson Place

1163 Pinetree Way
Coquitlam, BC V3B 8A9

Prairie Mall

1470 Prairie Avenue
Port Coquitlam, BC V3B 5M8

Como Lake Village

1972 Como Lake Avenue
Coquitlam, BC V3J 3R2

Shoppers Village

221 Ioco Road
Port Moody, BC V3H 4H2

Shaughnessy Station

2850 Shaughnessy Street
Port Coquitlam, BC V3C 6K5

Coquitlam Centre

2929 Barnet Hwy
Coquitlam, BC V3B 5R5

Lincoln Centre

3030 Lincoln Avenue Coquitlam,
BC V3B 6B4

Sunwood Square

3025 Lougheed Hwy
Coquitlam, BC V3K 3T8

Coquitlam Plaza

2773 Barnet Hwy
Coquitlam, BC V3B 1C2

Newport Village

236 Newport Drive
Port Moody, BC V3H 5B7

Suter Brook Village

130 Brew Street
Port Moody, BC V3H 0E3

Coquitlam Square

2918 Glen Drive
Coquitlam, BC V3B 7K1

Northside Shopping Centre

3295 Coast Meridian Road
Port Coquitlam, BC V3B 3N3

Westwood Centre

2748 Lougheed Hwy.
Port Coquitlam, BC V3B 6P2

Coquitlam Town Centre

2885 Barnet Hwy
Coquitlam, BC V3B 1C1

Pinetree Village

2991 Lougheed Hwy Coquitlam,
BC V3B 6J6

Westwood Mall

3000 Lougheed Hwy
Coquitlam, BC V3B 1C5

Creekside Village

2773 Barnet Hwy
Coquitlam, BC V3B 1C2

4.0 LAND USE AND DEVELOPMENTS

4.4 Industrial

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 4.8: **Annual Industrial Building Permit Values (\$ Thousands)**

	2021	2022	2023
Coquitlam	1,063	3,694	969
Port Coquitlam	4,953	24,810	41,385
Port Moody/Villages	-	-	100

Source: [British Columbia Building Permits, 2024](#)

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.
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.
3. **Pacific Reach Business Park.** Located west of Cape Horn Business Park and adjacent

4.0 LAND USE AND DEVELOPMENTS

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.
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.
5. **KFN Enterprises** is planning a future business park located on Kwikwetlem First Nation lands adjacent to Pitt River Road.

In Port Moody:

1. **Burrard Inlet (south side).** Various light manufacturing and distribution companies are located in this area, just off St. Johns Street. Pacific Coast Terminals operates here.
2. **loco Road on the north side of Burrard Inlet.** Imperial Oil former operation, still zoned industrial.

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

4.0 LAND USE AND DEVELOPMENTS

Burrard Inlet. Pacific Coast Terminals utilizes Burrard Inlet for its water traffic.

Accessibility and availability of land makes the region an ideal location for new manufacturing plants of all kinds.

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

4.5 Institutional Land Use

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. As well, Coquitlam has Glen Pine Senior's Pavilion in the Town Centre, the Health Sciences Complex on the Douglas College David Lam Campus, and the renewed Poirier Sport & Leisure Complex.

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. The construction of the new Port Coquitlam Community Centre added much needed recreation space for the growing city.

In Port Moody, a Civic Centre was completed, which houses the City Hall, library and a community theatre that doubles as Council Chambers. The Port Moody Recreation Centre was expanded, and includes two ice rinks, a curling rink, gymnasium, fitness centre, indoor running track, an infinity jacuzzi, and community rooms.

5.0 TRANSPORTATION SYSTEMS & SERVICES

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 HandiDART Services
- 5.8 Trucking, Cartage & Moving Services
- 5.9 Rail Services
- 5.10 Air Services
- 5.11 Marine Services

5.0 TRANSPORTATION SYSTEMS & SERVICES

5.1 Commute Overview and 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).

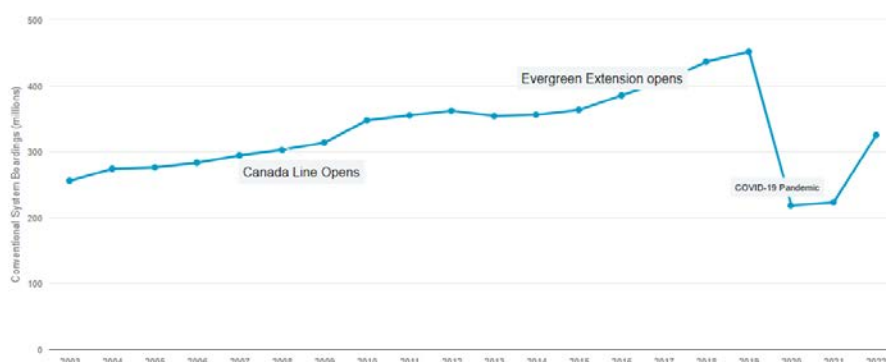
While private vehicles facilitate a majority of commutes, public transit plays a large role as well. In accordance with the overall environmental goals set by Metro Vancouver, the promotion and expansion of the existing public transit system will continue more quickly than it has before. TransLink operates buses, SkyTrain, SeaBus, Westcoast Express rail line, and more, with over 430,000 customers who use the public transit system each day.

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

	Coquitlam	Port Coquitlam	Port Moody	Villages
Males:	28,555	13,340	6,190	545
Car, Truck, Van as Driver	22,885	11,225	4,965	515
Car, Truck, Van as Passenger	1,100	595	210	30
Public Transit	2,935	800	210	10
Walk	925	295	140	...
Bicycle	180	180	55	...
Other Method	535	245	180	...
Females:	24,805	11,760	5,605	470
Car, Truck, Van as Driver	16,620	8,625	3,895	380
Car, Truck, Van as Passenger	2,170	1,105	440	40
Public Transit	3,870	1,205	810	20
Walk	1,480	505	295	10
Bicycle	80	65	10	...
Other Method	585	255	160	...

Source: Statistics Canada, Census 2021

Table 5.2: Historic Ridership Trend



Source: TransLink translink.ca/plans-and-projects/data-and-information/accountability-centre/ridership

5.0 TRANSPORTATION SYSTEMS & SERVICES

5.2 Road Systems

The Tri-Cities region is an integral part of Metro Vancouver. 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 and Burke Mountain as residential areas has greatly increased the length of paved roads in Coquitlam.

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

Table 5.2: **Vehicle Population – Vehicle Policies in Force**

City	2021	2022
Coquitlam	98,734	97,987
Port Coquitlam	46,960	47,603
Port Moody	22,446	22,140

Source: [ICBC Statistics](#)

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	20.1	30.4	26.0	12.6	10.9
Port Coquitlam	24.6	28.9	23.4	13.1	10.1
Port Moody	19.5	27.8	28.7	15.6	8.5
Villages	18.1	31.4	20.1	14.7	15.2

Source: Statistics Canada, 2021

5.0 TRANSPORTATION SYSTEMS & SERVICES

5.3 Transit Services

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/>

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 includes Skytrain, the Westcoast Express, and buses, which connect the Tri-Cities to the downtown core and SeaBus to the north shore. 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.

SkyTrain

SkyTrain, which opened in 1986, is a completely automated light rapid transit system with connected lines linking together the Tri-Cities, Vancouver, New Westminister, 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 seven 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.

5.0 TRANSPORTATION SYSTEMS & SERVICES

Transport 2050

Transport 2050 is the new Regional Transportation Strategy (RTS) for Metro Vancouver. Designed to be flexible in an era of rapid change, Transport 2050 is our roadmap for the next 30 years. It identifies projects, services, and policies to make transportation better for everyone. For more details, see the link below:

https://www.translink.ca/-/media/translink/documents/plans-and-projects/regional-transportation-strategy/transport-2050/transport_2050_summary_document.pdf

5.4 Taxi Services

Several 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 2023 are: \$3.75 basic fee plus \$2.18 per kilometre and the waiting fee is \$38.93 per hour.

5.5 Ride-Share Services

Ride-share services such as Lyft and Uber are available in the Tri-Cities. 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

The car sharing industry has been expanding its reach across Metro Vancouver throughout the past decade. While primarily situated in downtown Vancouver, there are shared vehicles available in the Tri-Cities, such as Modo.

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.

5.0 TRANSPORTATION SYSTEMS & SERVICES

5.7 HandyDART Services

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 seven 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 two days advance notice for dispatching.

5.8 Trucking, Cartage and Moving Services

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

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 (1-888-842-7245).

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

5.0 TRANSPORTATION SYSTEMS & SERVICES

5.10 Air Services

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 major international airlines and 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 2022, over 19 million passengers 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 flights to and from downtown Victoria through Harbour Air.

Abbotsford International Airport, located about 50 kilometres to the east, serves as an alternative 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

5.11 Marine Services

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 the Port of Vancouver—the largest western Canadian seaport and one of the largest seaports in North America. Port of 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 141 million metric tonnes of general

5.0 TRANSPORTATION SYSTEMS & SERVICES

cargo, bulk, and containers in 2022. More statistics from the Port of Vancouver can be found here: <https://www.portvancouver.com/wp-content/uploads/2023/04/2022-Stats-Overview.pdf>

The Canadian Coast Guard, a branch of the federal 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 Forrest 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

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

6.0 UTILITIES

6.1 Water and Sanitary Sewer Systems

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 are a number of new projects that are going to take place in the coming years in order to increase supply and quality of local water sources including:

- Metro Vancouver's Next Water Source - The Coquitlam Lake Water Supply Project
- Stanley Park Water Tunnel
- Replacing the aged Central Park Water Main

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

	Coquitlam	Port Coquitlam	Port Moody
	2021	2021	2021
Annual Peak Hour Flows [†]	149	78	36
Annual Peak Day Flows	115	60	22
Annual Average Daily Flows	59	29	13
Peak Week Average Daily Flows	103	49	21

Source: Metro Vancouver "Water Consumption Statistics Report 2021", issued May 2023.

[†]Peak Hour varies between the 3 cities, but it typically takes place between 4 and 9AM.

Sewage 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. Upgrades in 1999 made the Annacis Island Plant the largest in the region.

6.0 UTILITIES

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

Table 6.2: **City of Coquitlam Water Rates**

Unmetered Service - Annual Flat Rate Charges 2023	
Single Family Dwellings	\$640.00
Multi-Family Dwellings	\$384.00
Secondary Suites	\$256.00

Source: City of Coquitlam

Table 6.3: **City of Port Moody Water Rates**

Unmetered Service - Annual Flat Rate Charges 2024	
Single Family Dwellings	\$598
Townhouse	\$560
Condo	\$375
Secondary Suites	\$285

Source: City of Port Moody

Table 6.4: **City of Port Coquitlam Water Rates**

Unmetered Service - Annual Flat Rate Charges 2024	
Single Residential Dwellings	\$531
For Each Additional Dwelling	\$482
For Each Apartment	\$437
For Each Townhouse	\$491

Source: City of Port Coquitlam



6.0 UTILITIES

6.2 Refuse Collection, Disposal and Recycling Services

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 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 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 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. Currently, there is also a separate collection for lawn and garden waste. 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.

Town Centre Recycling Depot

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

Happy Stan Recycling

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

PoCo Return-It Bottle Depot

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

Coquitlam Return-It Depot

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

6.0 UTILITIES

6.3 Telephone Services

Local telephone service is split between three providers: Telus, Rogers, and Bell. A multitude of cell phone providers have expanded in the past few years as communication technology has advanced. Rogers, Fido, Koodo, Freedom, Virgin and Chatr are all companies that have joined the cell phone marketplace. Metro Vancouver uses a 10-digit dialing system.

6.4 Internet Services

Many options for internet providers are available for both commercial and residential settings. Rogers, 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 and several transmission substations. The Burrard Thermal Generating Plant in Port Moody was shut down by BC Hydro in 2016, and the land sits dormant today.

Major investments in electric power generation in BC have been announced by the provincial government, in order to meet projected demands. To learn more, visit www.bchydro.com.

6.0 UTILITIES

Table 6.5: BC Hydro Electric Power Rates (2024)

Residential Service:	
Basic Charge (Minimum Charge)	21.17 cents/day
Step 1 Rate (first 1,350 kWh)	9.75 cents /kWh
Step 2 Rate (>1,350 kWh)	14.08 cents/kWh
Exempt Residential Service (Farms):	
Basic Charge (Minimum Charge)	22.58 cents/day
Energy Charge	11.47 cents/kWh

Source: BC HYDRO

6.6 Natural Gas

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
www.fortisbc.com

Table 6.6: Lower Mainland Natural Gas Rates (2024)

Rate 1 Residential Service:	
Basic Charge	\$0.4216/day
Delivery Charge	\$6.708/GJ
Storage & Transport Charge	\$0.239/GJ
Cost of Gas	\$2.230/GJ
Rate 2 Small Commercial: <i>(commercial, institutional or small industrial less than 2,000GJ/yr)</i>	
Basic Charge	\$0.9616/day
Delivery Charge	\$5.093/GJ
Storage & Transport Charge	\$0.245/GJ
Cost of Gas	\$2.230/GJ
Rate 3 Commercial, Institutional or Small Industrial: <i>(commercial, institutional or small industrial more than 2,000GJ/yr)</i>	
Basic Charge	\$4.8026/day
Delivery Charge	\$4.316/GJ
Storage & Transport Charge	\$0.208/GJ
Cost of Gas	\$2.230/GJ

Source: FortisBC.

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

7.0 COMMUNITY SERVICES, EVENTS AND LIFESTYLE

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

7.0 COMMUNITY SERVICES, EVENTS AND LIFESTYLE

7.1 Education

Public Education

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 32,000 students are enrolled.

SD43 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 2023 expenses of SD43 reached \$436 million. The Board of School Trustees comprised 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.

SD43 administers more than 70 schools: 46 elementary schools, 14 middle schools, 11 secondary schools, and other facilities. 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.

For more information, visit sd43.bc.ca

Adult Education

Coquitlam Continuing Education is the Adult Education school for School District #43 (Coquitlam). In partnership with Coquitlam Open Learning and other local institutions, they strive to provide all members of the community with diverse and comprehensive learning experiences. www.ce43.ca



Terry Fox Secondary School in Port Coquitlam. Photo courtesy of SD43.

7.0 COMMUNITY SERVICES, EVENTS AND LIFESTYLE

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 Westminister, 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 Westminister. It serves over 15,000 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

Simon Fraser University (SFU): With an enrolment of 36,000 in total (calendar year), about 8,000 students are international. The University has eight faculties: Applied Science; Arts & Social Services; Beedie School of Business; Communication, Art & Technology; Education; Environment; Health Sciences; and Science. www.sfu.ca

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 15 available faculties including subjects in Arts, Science and Commerce to Law, Medicine and Agriculture. Enrollment is approximately 70,000 students. 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 18,000 full-time students, and 30,000 part-time students who enroll annually. 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 the student population of Coquitlam College. Coquitlam College offers programs in several disciplines, as well as high school completion studies with certification. 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.

7.0 COMMUNITY SERVICES, EVENTS AND LIFESTYLE

7.2 Health

Overview

The Fraser Health Authority serves the communities within the boundaries of Burnaby to Hope. 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

Red Fish Healing Centre for Mental Health and Addiction

The new 105-bed facility *səmiqʷəʔelə* in Coquitlam, on the former Riverview Hospital lands, treats people across the province who live with the most severe, complex substance use and mental health issues. Recovery and treatment services like these are a key part of the continuum of mental health and substance use care in B.C. as well as a vital part of addressing B.C.'s toxic drug crisis.

The centre provides recovery and healing space through a new, evidence-based model of care that prioritizes trauma-informed practice, dignity, therapeutics spaces and programs, and virtual health care. The mode of care is based on our values and care principles and will focus not only on mental wellness and substance-free living, but also on clients' physical wellness, how they can live a meaningful life, and their eventual transition to care in their home communities.

Source: BC Mental Health & Addiction Services

Hospitals

The Tri-Cities are served by two hospitals – Eagle Ridge Hospital in Port Moody and the Royal Columbian Hospital in New Westminister. Both facilities are under the jurisdiction of Fraser Health.

Eagle Ridge Hospital:

475 Guildford Way, Port Moody
Phone: 604-461-2022 - General Inquiries
ehrf.ca

Royal Columbian Hospital:

330 East Columbia Street, New Westminister
Phone: 604-520-4253
rchfoundation.com

7.0 COMMUNITY SERVICES, EVENTS AND LIFESTYLE

7.3 Community Care

Child Care

There is a growing need for more child care space in the Tri-Cities, and affordable child care in particular. The federal and provincial governments are increasing the availability of \$10/day child care across the region.

[Childcare BC](#): Information on the different types of child care programs, finding and choosing child care, funding opportunities, opening or running a child care program, support for child care providers. The provincial government's child care web portal.

[Tri-Cities YMCA's Child Care Resource and Referral \(CCRR\) program](#): Information and resources for parents seeking child care, and for child care providers.

[Tri-Cities Kids Matter](#): Information and resources for parents and for people working with children from ages 0-12. Maintained by the Tri-Cities Early Childhood Development (ECD) and Middle Childhood Matters (MCM) Committees, comprising local agencies and public partners serving children and their parents in the Tri-Cities.

[The Early Childhood Educators of BC](#): Provides professional development opportunities, training, and resources for early childhood educators across the province, and informs the broader community about their work. Maintained by the early childhood care and education profession throughout the province.

Source: City of Coquitlam

Adult and Extended Care

There are approximately 20 adult care facilities in the region offering services 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.

7.4 Community Support Services

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. sharesociety.ca

There are other support services and non-profit societies serving the residents of the region. Visit tricitiechamber.com, and search the [Non-Profit category of the Directory](#).

7.0 COMMUNITY SERVICES, EVENTS AND LIFESTYLE

7.5 Protective and Rescue Services

Policing

The Royal Canadian Mounted Police (RCMP) provides policing services to all of Coquitlam, Port Coquitlam, Anmore, and Belcarra. All RCMP operations are based from a headquarters in Coquitlam. It also operates a number of community police stations throughout Coquitlam and Port Coquitlam. 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 approximately 70 (50 sworn officers and 20 civilian staff). 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
coquitlam.rcmp-grc.gc.ca

Port Moody Police

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

Table 7.2: **Total Persons Charged**

City	2019	2020	2021	2022
Coquitlam	1,084	901	821	851
Port Coquitlam	487	463	387	414
Port Moody	210	163	124	124

Source: Statistics Canada



7.0 COMMUNITY SERVICES, EVENTS AND LIFESTYLE

Fire and Rescue

In addition to fire rescue and medical emergencies, Tri-Cities 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.

There are 4 fire halls in Coquitlam:

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

The Port Coquitlam Fire Rescue estimated number of calls responded to on an annual basis is approximately 2000. There are two fire halls in this city's jurisdiction:

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

The Port Moody Fire Department also has a limited assistance agreement with loco-Anmore covering the townsite and schools. Anmore has a firehall with volunteer firefighters. There are two fire halls in the City of Port Moody:

Fire Hall #1 Inlet Centre	150 Newport Drive Tel: 604-469-7795
Fire Hall #2	955 Glenayre Drive Tel: 604-931-1163



Courtesy of City of Port Moody

7.0 COMMUNITY SERVICES, EVENTS AND LIFESTYLE

Ambulance Service

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

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

Search and Rescue

Coquitlam Search and Rescue is a volunteer search and rescue team serving the communities of Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra, Burnaby and New Westminster.

They are responsible for inland water, wilderness and urban search and rescue in an area bounded by Coquitlam SAR Search Area: Indian Arm on the west, Pitt Lake on the east, Garibaldi Park to the north, and the Fraser River to the south.

This primary area is 1762km² and includes some of the most rugged and inaccessible terrain in the southwest region of the Province of British Columbia. The team also provides assistance to residents during natural disasters such as floods and earthquakes, and is also called upon to assist other SAR groups. www.coquitlam-sar.bc.ca

7.6 Quality of Life

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. The cost of living has risen over the past few years, and demand for housing, particularly affordable housing, is outpacing supply. Investments in roads, public transit, schools and community amenities are needed to ensure infrastructure can keep pace with the growing population.

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.

7.0 COMMUNITY SERVICES, EVENTS AND LIFESTYLE

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
<http://www.coqlibrary.ca/>

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/>



Courtesy of City of Coquitlam

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

PoMo Museum

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

PoCo Heritage

150 - 2248 McAllister Avenue
Port Coquitlam, BC V3C 5B8
Phone: 604-927-8403
pocoheritage.org

Mackin House Museum

1116 Brunette Avenue
Coquitlam, BC V3K 1G2
Phone: 604-664-1565
coquitlamheritage.ca

Parks and Recreation

The Tri-Cities has an 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-Cities area.

7.0 COMMUNITY SERVICES, EVENTS AND LIFESTYLE

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.

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
coquitlam.ca

City of Port Moody:
Parks and Recreation & Culture
300 Ioco Road
Port Moody, BC V3H 2V7
Phone: 604-469-4555
portmoody.ca

City of Port Coquitlam:
Parks and Recreation Office
2253 Leigh Square
Port Coquitlam, BC V3H 2V7
Phone: 604-927-7900
portcoquitlam.ca

Meeting Rooms

Meeting rooms are available for Tri-Cities 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, libraries, coworking spaces, and city halls in the region. Please contact any of these facilities in the Tri-Cities for further information on booking and availability. The **Tri-Cities Chamber of Commerce** rents out its boardroom as a meeting space for member and non-member businesses. Contact info@tricitiechamber.com.

7.0 COMMUNITY SERVICES, EVENTS AND LIFESTYLE

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.

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.

Evergreen Cultural Centre

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

Leigh Square Community Arts Village

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

Place des Arts

1120 Brunette Avenue
Coquitlam, BC V3K 1G2
Phone: 604-664-1636
placedesarts.ca

Port Moody Arts Centre

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

Cultural Events and Festivals

The Tri-Cities host a myriad of different festivals each year. Whether you want to immerse yourself in French-Canadian culture, watch the Highland Games, sample delicious food at the Dumpling Festival and during the Taste of the Tri-Cities, enjoy dancing at Caribbean Days, celebrate Pride, or jump over fire at Chaharshanbeh Suri, there's a festival in the area for that. Diversity, equity, and inclusion are valued and promoted by all levels of government in the Tri-Cities.

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.

7.0 COMMUNITY SERVICES, EVENTS AND LIFESTYLE

7.7 Local Media

Tri-City News

tricitynews.com

Established in 1985, The TriCity News is now owned by Glacier Media, and covers news, events and stories in the communities of Coquitlam, Port Coquitlam, Port Moody, Anmore and Belcarra, in British Columbia, Canada. In 2023, The TriCity News ceased printing its newspaper, instead focusing on its website and e-news. The award-winning media outlet also produces a number of specialty publications online and in print each year.

Tri-Cities Dispatch

Write-up courtesy Tri-City Dispatch tricitiedispatch.com/about-tri-cities-dispatch

The Tri-Cities Dispatch is a local media non-profit covering the Tri-Cities area of Coquitlam, Port Coquitlam, Port Moody, Anmore and Belcarra. Their mission is to provide residents of the Tri-Cities area with the news and information they need to stay in touch with their community, along with quality original reporting and journalism. Their flagship product is a daily morning newsletter covering the latest stories that matter to Tri-Cities residents in an entertaining and informative style. The Tri-Cities Dispatch is delivered to the inboxes of over 10,000 residents in the area.

Anmore Times

Print media and Facebook page facebook.com/anmoreonline/

The Anmore Times reports on stories in the Tri-cities area, covering mainly Anmore, Belcarra and Port Moody. For over 20 years, The Anmore Times has published community news via our print publication. Our Facebook page gives readers access to timely news and local information from in and around Anmore, British Columbia, Canada.

Belcarra Barnacle

belcarra.ca/community/belcarra-barnacle

The Belcarra Barnacle is published 10 times a year by The Belcarra Barnacle Society.

Coffee News

Write-up courtesy of Coffee News tricitieiscoffeeneews.com

Coffee News is the most widely distributed restaurant publication in the world and has been hugely successful in helping small and medium sized businesses nationwide create a strong presence in their community for over 28 years. Weekly issues can be found in various locations throughout the Tri-Cities, including restaurants, cafes and on public transit. All issues are free to the public.

8.0 GOVERNMENT SERVICES

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 First Nations Government
- 8.6 Elected Government Officials

8.0 GOVERNMENT SERVICES

8.1 Municipal Government

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
coquitlam.ca

The City of Port Coquitlam

2580 Shaughnessy Street
Port Coquitlam, BC V3C 2A8
Phone: 604-927-5411
Fax: 604-552-4641
portcoquitlam.ca

The City of Port Moody

100 Newport Drive
Port Moody, BC V3H 5C3
Phone: 604-469-4500
Fax: 604-469-4550
cityofportmoody.com

The Village of Anmore

2697 Sunnyside Road
Anmore, BC V3H 3C8
Phone: 604-469-9877
Fax: 604-469-0537
anmore.com

The Village of Belcarra

4084 Bedwell Bay Road
Belcarra, BC V3H 4P8
Phone: 604-939-4411
Fax: 604-939-5034
belcarra.ca

These Cities and Villages
are part of:

Metro Vancouver

4330 Kingsway
Burnaby, BC V5H 4G8
Phone: 604-432-6200
Fax: 604-432-6399
metrovancover.org



Courtesy of the City of Coquitlam

8.0 GOVERNMENT SERVICES

<u>Municipality</u>	<u>Incorporation Date</u>
1. The District Municipality of Coquitlam	July 25, 1891
Reincorporated	November 1, 1971
Reincorporated under City Status	December 1, 1992
2. The City of Port Coquitlam	March 7, 1913
3. The City of Port Moody	March 11, 1913
4. The Village of Belcarra	August 22, 1979
5. The Village of Anmore	December 7, 1987

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. 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 businesses that function in all three municipalities to apply for a single consolidated license instead of three separate ones.

Table 8.1: **Total Business Licenses Issued by City/Village**

City	2023	Village	2023
Coquitlam	7,484	Anmore	140
Port Coquitlam	4,243	Belcarra	45
Port Moody	2,835		

Source: Cities and Villages Business Licensing

8.0 GOVERNMENT SERVICES

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 largest with 2.65 million people as of 2023. 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 five votes per director.

Table 8.2: Metro Vancouver North-East Sector Board Membership

Member	Directors	Total Votes	Metro Vancouver		
Anmore	1	1	2024 Board Members (North-East Sector)		
Belcarra	1	1	Director	Alt. Director	Municipality
Coquitlam	2	8	John McEwen	Paul Weverink	Anmore
Port Coquitlam	1	4	Jamie Ross	Carolina Clark	Belcarra
Port Moody	1	2	Craig Hodge	Steve Kim	Coquitlam
			Teri Towner	Richard Stewart	Coquitlam
			Brad West	Darrell Penner	Port Coquitlam
			Meghan Lahti	Diana Dilworth	Port Moody

Source: metrovancover.org

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 waste- water 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.



Courtesy of Village of Belcarra

8.0 GOVERNMENT SERVICES

8.3 Provincial Government

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 BC Government website: www2.gov.bc.ca

For a list of elected officials in the Tri-Cities, see page 76.

8.4 Federal Government

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

For a list of elected officials in the Tri-Cities, see page 76.

Canada Post Corporation

There are approximately 10 postal outlets in the Tri-Cities – two commercial centres and five 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. canadapost.ca

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 Centre
100 - 2963 Glen Drive Coquitlam, BC V3B 2P7
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

8.0 GOVERNMENT SERVICES

8.5 First Nations

Kwíkʷə́ləm Kwikwetlem First Nation kwikwetlem.com

The Kwíkʷə́ləm Government is comprised of an elected Chief and two elected Councillors (called yəwənsi:ʔem). They are elected by a majority vote of registered members of the Kwíkʷə́ləm First Nation who are 18 years of age and older. They currently serve a four-year term. The process for electing the Chief and Council is outlined in our Custom Election Code. yəwəñ si:ʔem is responsible for leading Kwíkʷə́ləm members through the on-going development, implementation, and monitoring of culturally relevant laws and policies to fulfill the Kwíkʷə́ləm vision, protect our Indigenous Rights and safeguard Kwíkʷə́ləm assets, for the benefit of all Kwíkʷə́ləm members.

yəwəñ si:ʔem is supported by a Heads of Family Advisory Committee and by Standing and Ad-Hoc Committees comprised of our members as well as government staff. A Standing Committee is a permanent committee while an Ad Hoc Committee is created to work on a specific task for a specific length of time.

Description courtesy of Kwíkʷə́ləm First Nation

KFN Enterprises kfnbusiness.ca

Established by the Kwíkʷə́ləm Kwikwetlem First Nation (KFN) to create, manage and market their business ventures while maintaining and preserving the values of the KFN. KFNE is the parent company for all KFN owned businesses and partnerships owned by or affiliated with the KFN. Its mandate is to make optimal use of all resources, conserve and enhance those resources for future generations, develop self-sustaining economic growth, generate revenue from our businesses and to create investments that support economic independence.

KFNE is dedicated to bringing value to land and projects. It partners and works with other Indigenous communities as well as public and private organizations to lend support in the success of its projects.

8.0 GOVERNMENT SERVICES

8.6 Elected Government Officials

Municipal

CITY OF COQUITLAM
Mayor Richard Stewart
3000 Guildford Way
Coquitlam, BC V3B 7N2
Tel: 604-927-3000
www.coquitlam.ca

CITY OF PORT COQUITLAM
Mayor Brad West
2580 Shaughnessy St
Port Coquitlam, BC V3C 2A8
Tel: 604-944-5411
www.portcoquitlam.ca

CITY OF PORT MOODY
Mayor Meghan Lathi
100 Newport Dr.
Port Moody, BC V3H 5C3
Tel: 604-469-4500
www.portmoody.ca

VILLAGE OF BELCARRA
Mayor Jamie Ross
4084 Bedwell Bay Rd.
Belcarra, BC V3H 3C3
Tel: 604-939-4411
www.belcarra.ca

VILLAGE OF ANMORE
Mayor John McEwen
2697 Sunnyside Rd.
Anmore, R.R. #1
Port Moody, BC V3H 3C8
Tel: 604-469-9877
www.anmore.com

Provincial

PREMIER
Hon. David Eby
Room 156
Parliament Buildings
Victoria, BC V8V 1X4

COQUITLAM - MAILLARDVILLE
Selina Robinson, MLA
102-1108 Austin Ave.
Coquitlam, BC C3K 3P5
Tel: 604-933-2001

PORT COQUITLAM
Hon. Mike Farnworth, MLA
107A-2748 Lougheed Hwy
Port Coquitlam, BC V3B 6P2
Tel: 604-927-2088

PORT MOODY - COQUITLAM
Rick Glumac, MLA
2708 St. Johns Street
Port Moody, BC V3J 0H6
Tel: 604-936-8709

COQUITLAM - BURKE MOUNTAIN
Fin Donnelly, MLA
2950 Glen Dr #510
Coquitlam, BC V3B 0J1
Tel: 604-942-5020

Federal

PRIME MINISTER
Right Hon. Justin Trudeau
Parliament
Ottawa, ON K1A 0A2

PORT MOODY - COQUITLAM
Bonita Zarrillo, MP
1116 Austin Ave.
Coquitlam, BC V3K 3P5
Tel: 604-664-9229

COQUITLAM - PORT COQUITLAM
Ron McKinnon, MP
2603 St. Johns St.
Port Moody, BC V3H 2B5
Tel: 604-937-5650

First Nations

KWIKWETLEM FIRST NATION
Chief Ron Giesbrecht
2-65 Colony Farm Road
Coquitlam, BC V3C 5X9
Tel: 604-540-0680
www.kwikwetlem.com

BIBLIOGRAPHY & REFERENCES

BC Assessment: <https://www.bcassessment.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
BC Ministry of Transportation and Infrastructure: www.th.gov.bc.ca/
BC Statistics: 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
City of Port Coquitlam: www.portcoquitlam.ca
City of Port Moody: 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/>
Fraser Health Authority: <https://www.fraserhealth.ca/>
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/
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/>
School District #43: <https://www.sd43.bc.ca/Pages/default.aspx>
Service Canada www.servicecanada.gc.ca/
Share Family & Community Services: <https://sharesociety.ca/>
Smart Growth BC: <https://www.civicgovernance.ca/smart-growth-bc/>
TransLink: <https://www.translink.ca/>
Vancouver Sun: <https://vancouver.sun.com/>