

## Notice of Public Hearing

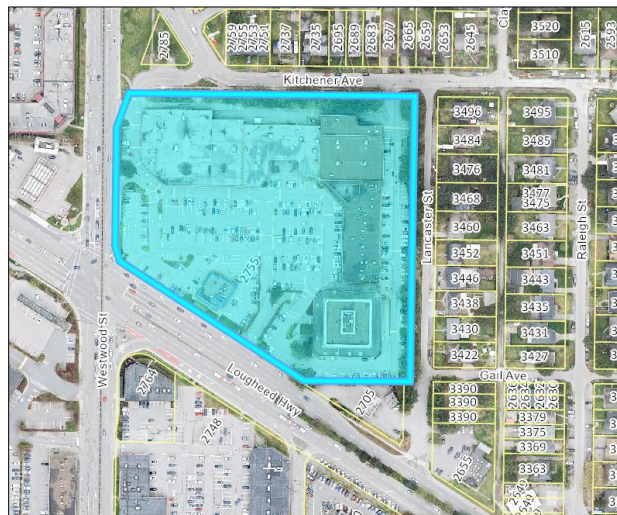
### Zoning Amendment Bylaw No. 4453 – 41-2755 Lougheed Highway

Notice is given (s. 466 of the *Local Government Act*) the City of Port Coquitlam will be holding a Public Hearing on **Tuesday, September 22, 2026, at 5:00 p.m.** in the **Council Chambers at Port Coquitlam City Hall** (2580 Shaughnessy Street) to receive input from all persons and interested parties who wish to address Council regarding the proposed bylaw.

### Purpose of the Proposed Bylaw

The intent of **Bylaw No. 4453** is to amend the Zoning Bylaw, 2008, No. 3630, to allow for a new child care facility located within a commercial mall to increase the number of children in care from 50 to 74 children.

The subject **property** is outlined in blue in the map below.



If approved, the application will enable additional child care spaces and will help the City achieve the targets set out in the Child Care Action Plan.

The Council meeting is open to the public and anyone wishing to attend may do so in person by attending Council Chambers. The meeting will also be broadcast live on the City's website and can be viewed by going to [portcoquitlam.ca/council](https://portcoquitlam.ca/council).

A copy of the proposed bylaw and other relevant documents, may be inspected online at [portcoquitlam.ca/publicnotices](https://portcoquitlam.ca/publicnotices) or in-person from **September 11, 2026, to September 21, 2026**, between 8:30 a.m. to 4:30 p.m., Monday to Friday at Port Coquitlam City Hall, 2nd floor, 2580 Shaughnessy Street, Port Coquitlam, BC, except holidays. You may also request a copy of the Bylaw by emailing [legislativeservices@portcoquitlam.ca](mailto:legislativeservices@portcoquitlam.ca).

## How to Provide Input

Any persons or interested parties who believe their interests may be affected by the proposed bylaw will have an opportunity to make representations to the Council at the Public Hearing, or by providing a written submission in advance of the Public Hearing. See next page for details.

### Submit Written Comments:



In order to afford Council the opportunity to review your comments in advance of the Public Hearing please forward your submission prior to noon on the day of the Public Hearing by:

**Email:** [publichearings@portcoquitlam.ca](mailto:publichearings@portcoquitlam.ca)

**Mail:** Corporate Office, City of Port Coquitlam  
2580 Shaughnessy Street, Port Coquitlam, BC V3C 2A8

*\*Written submissions, including names and addresses (Street and City only) will become part of the public record and will be published on the City's website and available at the Corporate Office for public inspection.*

### Speak at the Public Hearing:



Participate in person at the Public Hearing on the date, time, and location noted above.

*\*Video recordings of Public Hearings are streamed live and archived on the City's website at [portcoquitlam.ca/council](https://portcoquitlam.ca/council)*

***Please note that Council may not receive further submissions from the public or interested parties after the conclusion of the Public Hearing.***

**For further information** on the Public Hearing process please visit [portcoquitlam.ca/publichearing](https://portcoquitlam.ca/publichearing) or email [legislativeservices@portcoquitlam.ca](mailto:legislativeservices@portcoquitlam.ca).

Immediately following adjournment of the Public Hearing, the Regular Council Meeting will reconvene and Council may give consideration to the bylaw.

C. Deakin, Corporate Officer  
Legislative Services  
604-927-5212

# Rezoning Application for #41 - 2755 Lougheed Highway

## RECOMMENDATION:

*That Committee of Council recommend Council support an amendment to Comprehensive Development Zone 2 (CD2) within the Zoning Bylaw to permit a large child care facility at 2755 Lougheed Highway.*

## PREVIOUS COUNCIL/COMMITTEE ACTION

None.

## REPORT SUMMARY

This report describes an application to amend the Zoning Bylaw to allow for a child care facility in a commercial mall to expand operations and increase the number of children in care from 50 to 74 children. The child care facility is well located with excellent drop-off and pick-up circulation and the additional child care spaces are not expected to have a negative impact on neighbouring units. The additional child care spaces will help the City achieve the targets set out in the Child Care Action Plan and staff recommend approval.

## BACKGROUND

**Proposal:** The applicants, Kidscool Early Learning Centre, are in the process of opening a child care facility at 41 – 2755 Lougheed Highway (PoCo Place Mall). The property's current CD zone limits the number of children in care to 50; the applicants have requested a bylaw amendment so they can accommodate a total of 74 children.



Location Map

## Rezoning Application for #41 - 2755 Lougheed Highway

**Context:** The proposed child care facility would be located on the ground floor of the office tower at PoCo Place Mall, a large multi-unit commercial complex that includes two grocery stores, a large craft store, restaurants, retail shops and a variety of personal services. PoCo Place Mall is located at the northeast corner of Lougheed Highway and Westwood Street in an area designated for higher density growth. Neighbouring uses include commercial uses to the west (in Coquitlam) and to the south, low and medium density residential buildings to the north and east.

**Policy and Regulations:** PoCo Place Mall is designated Frequent Transit Development (FTD) in the Official Community Plan (OCP) and is zoned Comprehensive Development (CD2), which is generally in keeping with the provisions of the Community Commercial (CC) zone. Childcare facilities are permitted but limited to 50 children and one facility per multi-tenant commercial building.

The City's associated Child Care Policy recommends consideration of facilities that exceed 50 children in commercial settings through a site-specific zoning bylaw amendment where there is provision for adequate parking and pick-up/drop-off, an onsite outdoor play space and fits within neighbouring context.

The 2020 Child Care Action Plan identified the critical need for more child care spaces throughout the community, especially spaces for infants and toddlers and school aged children and recommended a target of 145 new spaces each year until 2030. By the end of 2025, 837 new spaces have been created with an additional 133 new spaces so far this year. Approximately, 188 new spaces have applications in process. The City is in process of updating this Plan, however, early data suggests these targets remain appropriate for the next 5 years.

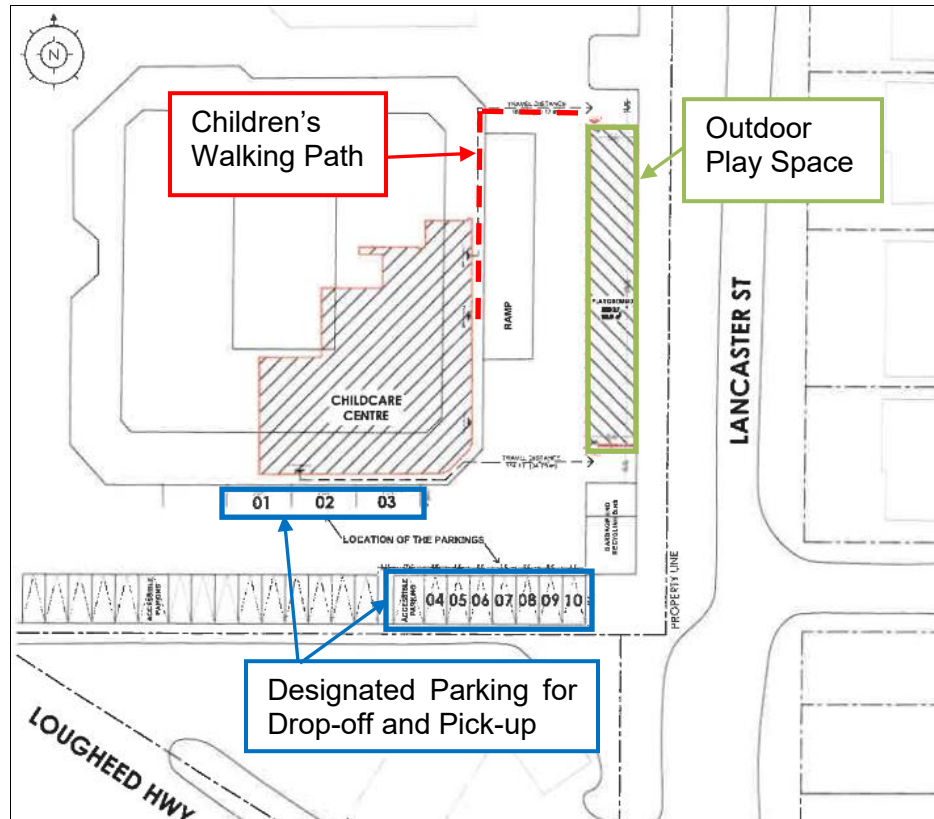
Child care facilities are regulated under the Child Care Licensing Regulation of the *Community Care and Assisted Living Act* and require a child care license from Fraser Health Authority. Changes to capacity, types of care, facility name and facility manager require an application to amend the license with Fraser Health.

**Project Description:** The applicants have been issued a building permit to construct a 495 m<sup>2</sup> (5,328 ft<sup>2</sup>) child care facility on the ground floor of the office tower at PoCo Place Mall. The intended facility is large enough to accommodate more than 50 children, and the applicants wish to increase the permitted zoning allowance so they can accommodate a total of 74 children.

The facility is being constructed to include five classrooms; four rooms for infant and toddlers and one room for 3–5-year-olds. A 185 m<sup>2</sup> (2,000 ft<sup>2</sup>) outdoor play space is being constructed to the east of the building in compliance with Fraser Health regulations and policies. The outdoor play area will include a rubberized track, open areas for group games and age-appropriate play structures that incorporate a variety of natural materials, surfacing and textures to provide interest and stimulation. The area is surrounded by a non-climbable fence and bollards along the north,

## Rezoning Application for #41 - 2755 Lougheed Highway

west and south sides. Children will be escorted along the building footpath and crossing the drive aisle north of the parkade entrance to the play area.



The mall provides over 600 communal parking spaces (surface parking stalls and underground parking stalls) which well exceeds the overall parking requirements for the complex. The proposed child care facility requires the provision of 7 parking stalls; the applicants have advised they will have 11 spaces dedicated for drop-off and pick-up and staff will be able to park on site in the parkade.

### **DISCUSSION**

The site is located in the Westwood Woodland area, which is designated for mixed use, higher density, transit-oriented development. The additional child care spaces will help meet the expanding residential needs in this rapidly growing neighbourhood and provide a convenient child care option for local business employees.

PoCo Place Mall is well served by transit (with nearby bus stops for the R3 rapid bus among others along Lougheed Highway) and within walking distance to the densifying residential neighbourhoods. Provision of a high-quality outdoor play space on site with ample parking to

# Rezoning Application for #41 - 2755 Lougheed Highway

facilitate pick-up and drop-off further contributes to the location being seen as highly suitable for a larger child care facility use.

The increase in capacity would help address targets, identified by the 2020 Child Care Action Plan, and contribute to meeting the City's targets for new child care spaces. While the applicant requested 72 spaces, staff would recommend the capacity be specified at 74 for increased flexibility.

In staff's opinion, the proposal would help address a community need for more infant and toddler care and targets for new child care spaces and meets the Child Care Policy's established criteria for consideration of large child care facilities in commercial settings. Approval of the Zoning Bylaw amendment is recommended.

## **FINANCIAL IMPLICATIONS**

None.

## **PUBLIC CONSULTATION**

A development sign has been posted on site and, to date, no comments have been received.

If the application proceeds to Public Hearing, the City would provide notification by mail to residents located within 120m of the site and advertise the Public Hearing.



## **OPTIONS (✓ = Staff Recommendation)**

|   | # | Description                                                                                           |
|---|---|-------------------------------------------------------------------------------------------------------|
| ✓ | 1 | Recommend the Zoning Bylaw be amended to allow for a 74 child care facility at 2755 Lougheed Highway. |
|   | 2 | Request additional information prior to making a decision.                                            |
|   | 3 | Recommend to Council that the Zoning Bylaw amendment not be supported.                                |

Attachment 1 – Draft Zoning Amendment Bylaw

Lead author(s): Natalie Coburn

CITY OF PORT COQUITLAM  
ZONING AMENDMENT BYLAW, 2026

Bylaw No. 4453

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The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw is cited as “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2026, No. 4453”.

2. ADMINISTRATION

That “Zoning Bylaw, 2008, No. 3630”, Section II Zone and Zone Regulations, Part 6 Comprehensive Development Zones is amended by replacing Section 6.2.2 Permitted Uses with the following:

- a. Uses permitted in the Community Commercial (CC) zone.
- b. One child care facility accommodating up to 74 children is permitted within this zone.

|                          |        |        |
|--------------------------|--------|--------|
| READ A FIRST TIME this   | day of | , 2026 |
| READ A SECOND TIME this  | day of | , 2026 |
| PUBLIC HEARING HELD this | day of | , 2026 |
| READ A THIRD TIME this   | day of | , 2026 |
| ADOPTED this             | day of | , 2026 |

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Mayor

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Corporate Officer