

Pre-Application

A pre-application may be beneficial for more complex Housing Choices projects, particularly multiplex projects rezoning to the RT-3 zone. A pre-application is a preliminary review of a development concept plan. The pre-application process can help to avoid any major issues prior to the detailed formal application process. Please refer to the **Pre-Application Guide** for additional information.

Rezoning

The majority of properties in the Housing Choices Area are zoned RT-1 and are permitted to develop up to a fourplex (depending on lot dimensions). Properties larger than 930 m² may have greater redevelopment options through a rezoning to the RT-3 zone. To learn more, refer to the **Zoning Bylaw and Rezoning Application Guide**.

Subdivision

The City's Subdivision and Development Servicing Bylaw governs the subdivision process. Refer to the **Subdivision Application Guide** for more information.

Development Permit

A Development Permit (DP) is required for duplex, triplex, fourplex, and multiplex development. Please refer to the **Development Permit Application Guide** for more information. Applications requiring a Development Permit (DP) will be reviewed under the Residential Infill Development Permit Area Guidelines. These guidelines provide direction for the form and character of development, and can be found in Part 4 of the Official Community Plan.

You can find all the Housing Choices resources you need at coquitlam.ca/housingchoices

“How do I fit parking on Housing Choices developments?”

There is a parking requirement of 2 spaces per unit for all principal housing forms, with the option for 100% of the parking to be tandem stalls. The accessory residential uses, including secondary suites, Garden Cottages, and Carriage Houses have a parking requirement of 1 stall per use and cannot be in tandem.

“What is FAR (Floor Area Ratio) ?”

Floor Area Ratio (FAR) is the ratio of the floor area of all buildings and structures to the area of the property (Floor Area / Property Area= FAR). In the Housing Choices areas, the Property Area used for this density calculation is based on the gross area, before any land dedications are taken through the development process to widen roads or lanes.



HOUSING CHOICES SUMMARY GUIDE

This summary guide is intended to help applicants determine their development options under the City's Housing Choices Program.

This guide only applies to properties with the land use designation “Neighbourhood Attached Residential” (NAR) in the Official Community Plan (OCP). If you do not know the OCP designation of your lot please refer to the Housing Choices Areas map available at www.coquitlam.ca/housingchoices or explore your property on QtheMap at coquitlam.ca/qthemap. You can also reach our staff for assistance in-person at City Hall, by phone at 604-927-3430 or by email at planninganddevelopment@coquitlam.ca.

Housing Options¹

Min. Lot Area	Min. Lot Width	Housing Option	Max. Density (FAR)	Zone	Rezoning Required	Subdivision Required ²	Development Permit (DP) Required
370 m ² (3983 ft ²)	10 m (33 ft)/ ³ 12 m (39 ft)	Single Detached House	0.5	RT-1	⊗	⊗	⊗
370 m ² (3983 ft ²)	10 m (33 ft)/ ³ 12 m (39 ft)	Single Detached House w/ secondary suite OR backyard suite ⁴	0.6	RT-1	⊗	⊗	⊗
465 m ² (5006 ft ²)	10 m (33 ft)/ ³ 12 m (39 ft)	Duplex	0.65	RT-1	⊗	⊗	✔
555 m ² (5974 ft ²)	10 m (33ft)/ ³ 12 m (33 ft)	Single Detached House w/ secondary suite AND backyard suite ⁴	0.6	RT-1	⊗	⊗	⊗
650 m ² (6997 ft ²)	18.5 m (61 ft)	Triplex	0.75	RT-1	⊗	⊗	✔
740 m ² (7966 ft ²)	20 m (66 ft)/ ³ 24 m (79 ft)	2 Single Detached Houses (ie. “2-lot subdivision”)	0.5-6	RT-1	⊗	✔	⊗
740 m ² (7966 ft ²)	20 m (66 ft)	Fourplex	0.75	RT-1	⊗	⊗	✔
930 m ² (10,010 ft ²)	NA	Multiplex	0.85	RT-3	✔	⊗	✔

¹ See back page for more information on parking

² A subdivision could be required depending on specific site conditions.

³ Width for a corner lot or a lot with no developed lane

⁴ Backyard suite refers to either a Carriage House or Garden Cottage

DISCLAIMER: The City disclaims any liability arising from the use of this guide, since the information is provided only as a guide for public use and convenience. If any contradiction exists between this document and relevant City bylaws or policies, the bylaws or policies shall be the legal authority.

My lot area is: 370 m² (3983 ft²) or bigger

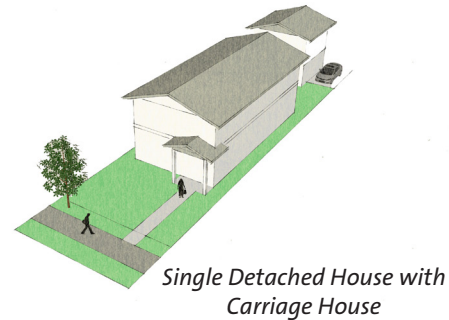
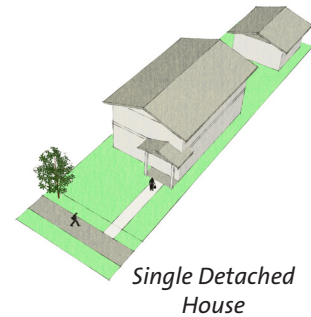
If your lot has a minimum area of 370 m² (3983 ft²) and is a minimum of 10 m (33 ft) wide (with lane access) or 12 m (39 ft) wide (without lane access or a corner lot) you may build a maximum 90 m² (968 ft²) **secondary suite**, **Garden Cottage** or **Carriage House** in conjunction with a **Single Detached** residential use. The characteristics of these accessory residential suites are as follows:

- A Secondary Suite is an additional, self-contained dwelling unit with kitchen and bathroom facilities, located within a Single Detached house.
- A Garden Cottage is an accessory residential suite typically detached and located in the back yard. It is a one storey building with the suite at-grade.
- A Carriage House is an accessory residential suite located primarily on the second storey above a garage, typically detached and located on a lane.

A typical 740 m² (7966 ft²) lot could be subdivided into two 370 m² (3983 ft²) lots.

The maximum density for the property is 0.5 for a Single Detached House, or 0.6 FAR for a Single Detached House in conjunction with a secondary suite, Garden Cottage or Carriage House. One parking space is required for the secondary suite, Garden Cottage or Carriage House, in addition to 2 parking spaces for the principal house.

A Development Permit is not required.



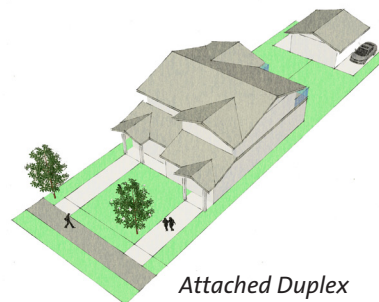
My lot area is: 465 m² (5006 ft²) or bigger

If your lot has a minimum area of 465 m² (5005 ft²) and is a minimum of 10 m (33 ft) wide (with lane access) or 12 m (39 ft) wide (without lane access or a corner lot) you may develop a **Duplex** (two attached units).

The maximum density for a duplex is 0.65 FAR and 2 parking spaces are required per unit (4 parking spaces total).

Secondary suites, Carriage Houses, and Garden Cottages are NOT permitted in conjunction with a duplex.

A Development Permit is required.

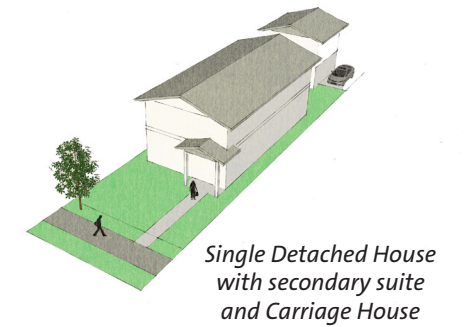


My lot area is: 555 m² (5974 ft²) or bigger

If your lot has a minimum area of 555 m² (5974 ft²) and is a minimum of 10 m (33 ft) wide (with lane access) or 12 m (39 ft) (without lane access or a corner lot), you may develop a **Single Detached** with a **secondary suite** AND a **Carriage House** or **Garden Cottage**. Alternatively, you may develop any of the previous options.

The maximum density is 0.6 FAR and 4 parking spaces are required (2 for the principal house and 1 for each accessory residential suite).

A Development Permit is not required.

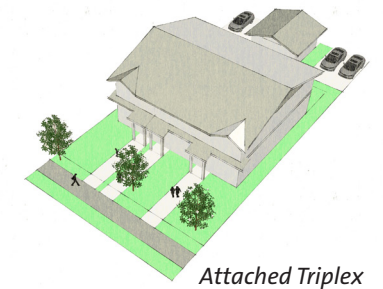


My lot area is: 650 m² (6997 ft²) or bigger

If your lot has a minimum area of 650 m² (6996 ft²) and is a minimum of 18.5 m (61 ft) wide you may build a **Triplex** (three attached units). The maximum density is 0.75 FAR and you need to provide 2 parking spaces per unit (6 parking spaces total).

Secondary suites, Carriage Houses, and Garden Cottages are NOT permitted in conjunction with a triplex.

A Development Permit is required.

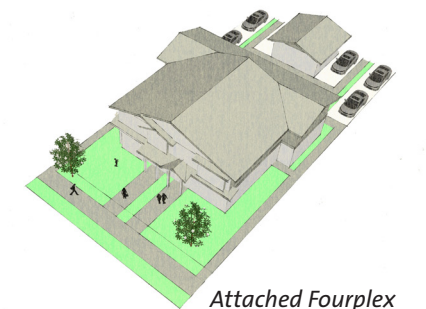


My lot area is: 740 m² (7966 ft²) or bigger

If your lot has a minimum area of 740 m² (7965 ft²) and is a minimum of 20 m (66 ft) wide you may develop a **Fourplex** (four attached units). The maximum density is 0.75 FAR and 2 parking spaces are required per unit (8 parking spaces total).

Secondary suites, Carriage Houses, and Garden Cottages are NOT permitted in conjunction with a fourplex.

A Development Permit is required.



My lot area is: 930 m² (10,010 ft²) or bigger

If your lot has a minimum area of 930 m² (10,010 ft²) your lot could qualify for the **RT-3 zone** and develop a **Multiplex** project (a series of attached, detached, or semi-detached residential units).

This zone encourages ground-oriented development on larger sites or multiple-lot assemblies. The maximum density is 0.85 FAR and 2 parking spaces are required per unit.

Secondary suites, Carriage Houses, and Garden Cottages are NOT permitted in conjunction with a multiplex.

If your property is not already zoned RT-3, a **rezoning application requesting the RT-3 zone is required**. A **Development Permit is also required**, and potentially a subdivision application if the project proposes the consolidation of multiple lots.

