

# Housing Choices Summary Guide

This summary guide is intended to help applicants determine their development options under the City’s Housing Choices Program, which facilitates new small-scale, ground-oriented housing options in Southwest Coquitlam. **This guide only applies to properties in Southwest Coquitlam 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 at [coquitlam.ca/housingchoices](http://coquitlam.ca/housingchoices) or explore your property on QtheMap at [coquitlam.ca/qthemap](http://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](mailto:planninganddevelopment@coquitlam.ca).

## Overview of Development Options and Processes

*See inside this guide for information about options, and back page for information about processes.*

Min. Lot Area	Min. Lot Width	Housing Option	Max. Density (FAR)	Zone	Rezoning Required	Subdivision Required <sup>2</sup>	Development Permit (DP) Required
370 m <sup>2</sup> (3,983 ft <sup>2</sup> )	10 m (33 ft)/ 12 m (39 ft) <sup>2</sup>	Single detached house <sup>3</sup>	0.5	RT-1	⊗	⊗	⊗
370 m <sup>2</sup> (3,983 ft <sup>2</sup> )	10 m (33 ft)/ 12 m (39 ft) <sup>2</sup>	Single detached house <sup>3</sup> with secondary suite OR backyard suite 4	0.6	RT-1	⊗	⊗	⊗
465 m <sup>2</sup> (5,006 ft <sup>2</sup> )	10 m (33 ft)/ 12 m (39 ft) <sup>2</sup>	Duplex	0.65	RT-1	⊗	⊗	✓
555 m <sup>2</sup> (5,974 ft <sup>2</sup> )	10 m (33 ft)/ 12 m (39 ft) <sup>2</sup>	Single detached house <sup>3</sup> w/ secondary suite AND backyard suite <sup>4</sup>	0.6	RT-1	⊗	⊗	⊗
650 m <sup>2</sup> (6,997 ft <sup>2</sup> )	18.5 m (61 ft)	Triplex	0.75	RT-1	⊗	⊗	✓
740 m <sup>2</sup> (7,966 ft <sup>2</sup> )	20 m (66 ft)/ 24 m (79 ft) <sup>2</sup>	Two single detached houses <sup>3</sup> (i.e. two-lot subdivision)	0.5-.6	RT-1	⊗	✓	⊗
740 m <sup>2</sup> (7,966 ft <sup>2</sup> )	20 m (66 ft)	Fourplex	0.75	RT-1	⊗	⊗	✓
930 m <sup>2</sup> (10,010 ft <sup>2</sup> )	NA	Multiplex	0.85	RT-3	✓	⊗	✓

OCTOBER 2020

<sup>1</sup> A subdivision could be required depending on specific site conditions.

<sup>2</sup> Width for a corner lot or a lot with no developed lane.

<sup>3</sup> Single detached house refers to one-family residential.

<sup>4</sup> Backyard suite refers to either a carriage house or garden cottage.

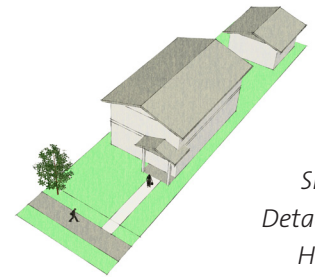
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# One-Family Residential

A Development Permit is not required for the options below.

## 1. Lot size between 370 m<sup>2</sup> (3,982 ft<sup>2</sup>) and 465 m<sup>2</sup> (5,006 ft<sup>2</sup>)

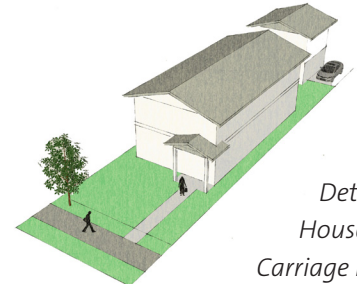
- **Maximum floor area ratio:** 0.5 FAR, but may be increased to 0.6 FAR if there is also a secondary suite, carriage house or garden cottage.
- **Minimum lot width:** 10 m (33 ft) with lane access, or 12 m (39 ft) without lane access or for a corner lot.
- **Subdivision option:** A typical 740 m<sup>2</sup> (7,966 ft<sup>2</sup>) lot could be subdivided into two 370 m<sup>2</sup> (3,983 ft<sup>2</sup>) lots.



Single  
Detached  
House

## 2. Lot size between 465 m<sup>2</sup> (5,006 ft<sup>2</sup>) and 555 m<sup>2</sup> (5,974 ft<sup>2</sup>)

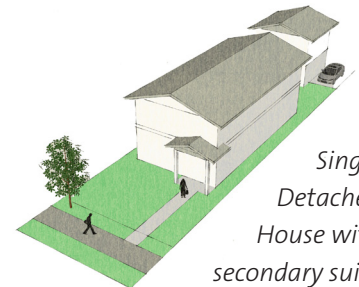
- **Maximum floor area ratio:** 0.5 FAR (with or without a secondary suite) but may be increased to 0.6 FAR if there is also a carriage house OR a garden cottage, and NO secondary suite.
- **Minimum lot width:** 10 m (33 ft) with lane access, or 12 m (39 ft) without lane access or for a corner lot.



Single  
Detached  
House with  
Carriage House

## 3. Lot size 555 m<sup>2</sup> (5,974 ft<sup>2</sup>) or bigger

- **Maximum floor area ratio:** 0.5 FAR (with or without a secondary suite), but may be increased to 0.6 FAR if there is a secondary suite AND either a carriage house or garden cottage.
- **Minimum lot width:** 10 m (33 ft) with lane access, or 12 m (39 ft) without lane access or for a corner lot.



Single  
Detached  
House with  
secondary suite  
and Carriage  
House

## Additional Information about Suites and Parking

### Secondary suites:

- A secondary suite is an accessory (additional) self-contained dwelling unit with a kitchen and bathroom, located within a one-family house.
- The maximum size of a suite is 40 per cent of the total floor area of the one-family home.
- One parking space is required for the suite, in addition to two for the main home.

### Garden cottage or carriage house:

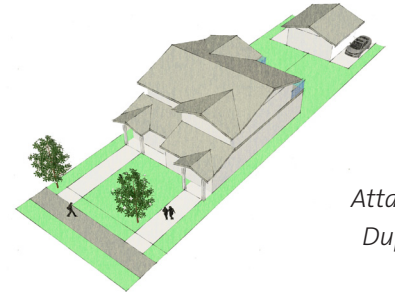
- A garden cottage is an additional residential suite, typically detached and located in the backyard. It is a one-storey building with a suite at ground level.
- A carriage house is an additional residential suite typically located on the second storey above a detached garage off a lane.
- For both, the maximum floor area is 90 m<sup>2</sup> or up to the total floor area for the lot, whichever is less.
- One parking space is required for the suite, in addition to two for the main home.

### Please note:

- A Development Permit is required for duplex, triplex, fourplex or multiplex development.
- Secondary suites, carriage houses and garden cottages are not permitted on these properties.

## DUPLEX: Two attached units

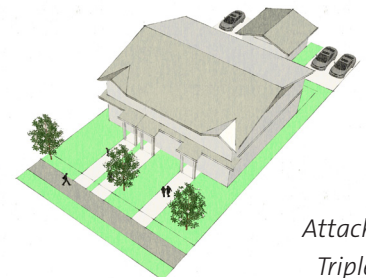
- **Lot size:** 465 m<sup>2</sup> (5,006 ft<sup>2</sup>) or bigger.
- **Maximum floor area ratio:** 0.65 FAR.
- **Minimum lot width:** 10 m (33 ft) with lane access, or 12 m (39 ft) wide lot without lane access or for a wide corner lot.
- **Parking:** Two parking spaces are required per unit (four spaces total). Tandem parking is permitted.



*Attached Duplex*

## TRIPLEX: Three attached units

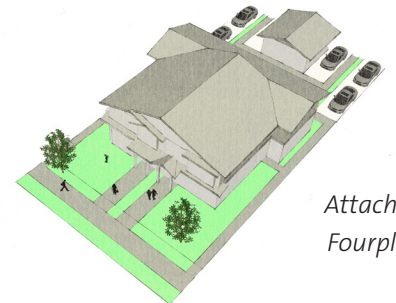
- **Lot size:** 650 m<sup>2</sup> (6,997 ft<sup>2</sup>) or bigger.
- **Maximum floor area ratio:** 0.75 FAR.
- **Minimum lot width:** 18.5 m (61 ft).
- **Parking:** Two parking spaces are required per unit (six spaces total). Tandem parking is permitted.



*Attached Triplex*

## FOURPLEX: Four attached units

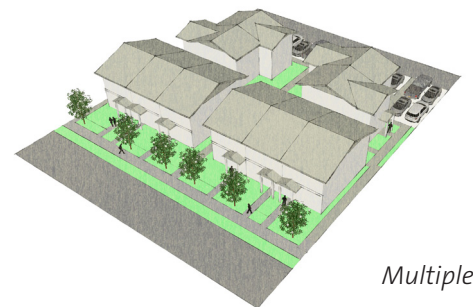
- **Lot size:** 740 m<sup>2</sup> (7,996 ft<sup>2</sup>) or bigger.
- **Maximum floor area ratio:** 0.75 FAR.
- **Minimum lot width:** 20 m (66 ft).
- **Parking:** Two parking spaces are required per unit (eight spaces total). Tandem parking is permitted.



*Attached Fourplex*

## MULTIPLY: Three or more principal dwelling units (attached, detached or semi-attached)

- **Lot size:** 930 m<sup>2</sup> (10,010 ft<sup>2</sup>) or bigger.
- **Maximum floor area ratio:** 0.85 FAR.
- **Parking:** Two parking spaces are required per unit
- **Required zoning:** RT-3, which encourages ground-oriented development on larger sites or multiple-lot assemblies. If your property is not already zoned RT-3, a rezoning application is required, along with a Development Permit. A subdivision application will also be required if the project proposes the consolidation of multiple lots.



*Multiplex*

## Pre-Application

A pre-application is a preliminary review of a development concept plan. This may be beneficial for more complex Housing Choices projects, particularly multiplex projects rezoning to the RT-3 zone. 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** at [coquitlam.ca/development](http://coquitlam.ca/development) 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 m<sup>2</sup> may have greater redevelopment options by rezoning to the RT-3 zone. To learn more, refer to the **Zoning Bylaw** at [coquitlam.ca/zoning](http://coquitlam.ca/zoning) and the **Rezoning Application Guide** at [coquitlam.ca/development](http://coquitlam.ca/development).

## Subdivision

The City's Subdivision and Development Servicing Bylaw governs the subdivision process (e.g., creating two or more lots out of one, or consolidating lots). Refer to the **Subdivision Application Guide** at [coquitlam.ca/development](http://coquitlam.ca/development) 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** at [www.coquitlam.ca/development](http://www.coquitlam.ca/development) for more information. Applications requiring a 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 at [coquitlam.ca/communityplans](http://coquitlam.ca/communityplans).

### “How do I fit parking into Housing Choices developments?”

There is a parking requirement of two spaces per unit for all principal housing types, 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 one stall per use and cannot be in tandem.

### “What is FAR (Floor Area Ratio)?”

FAR is a calculation used to determine how much of a property can be developed. It is calculated by dividing the property area by the floor area of all buildings and structures on the property, including enclosed garages (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 is dedicated through the development process to widen roads or lanes.

**Go to [coquitlam.ca/development](http://coquitlam.ca/development) for development documents and information.  
Find Housing Choices resources and information at  
[coquitlam.ca/housingchoices](http://coquitlam.ca/housingchoices).**