HOUSING CHOICES
ZONING SUMMARY GUIDE

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

This guide assumes that your site is designated "Neighbourhood Attached Residential" (NAR) in the Official Community Plan (OCP). If you do not know the OCP designation of your site please refer to the NAR map available at www.coquitlam.ca or call the Planning and Development Department at 604.927.3430.

Only areas designated "Neighbourhood Attached Residential" (NAR) in the Official Community Plan (OCP) are eligible to apply for Housing Choices.

	Zone	Min. Lot Size	Min. Lot Width	Lane or Corner Lot	Rezone	Subdivision	Development Permit (DP)	Building Permit (BP)	City's Development Cost Charge (DCC) Rate
Garden Cottage ✶	RT-1	370 m²	10 m	✓	maybe	✗	✗	✓	One-Family
Carriage House ✶	RT-1	370 m²	10 m	✓	maybe	✗	✗	✓	One-Family
Duplex	RT-1	740 m²	--	✗	maybe	✗	✓	✓	Two-Family
Narrow Lot One-Family with Lane	RT-1	740 m²	10 m each	✓	maybe	✓	✗	✓	One-Family per lot
Narrow Lot One-Family no Lane	RT-1	740 m²	12 m each	✗	maybe	✓	✗	✓	One-Family per lot
Three Unit with lane	RT-3	740 m²	20 m	✓	✓	✗	✓	✓	Townhouse
Three Unit no lane	RT-3	800 m²	22.5 m	✗	✓	✗	✓	✓	Townhouse
Four Unit	RT-3	930 m²	22.5 m	✗	✓	✗	✓	✓	Townhouse

✓ Required ✗ Not Required ✶ Permitted Only with a One-Family Dwelling

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.

Coquitlam
Planning & Development

Updated February 2012

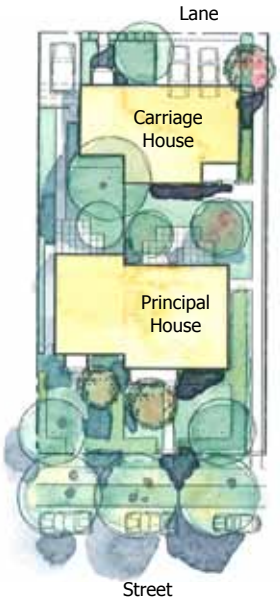
My lot area is: 370 m² or bigger

When your lot has a minimum lot area of 370 m² (3983 sq.ft.) and is a minimum of 10 m (33 ft.) wide with **a developed lane** or corner lot you may build either a **Garden Cottage** or **Carriage House** with the one-family unit.

A **Garden Cottage** is an accessory residential suite to a one-family dwelling unit. It is a one storey building with the suite at-grade. A **Carriage House** is an accessory residential suite, located on the second storey above a garage.

The maximum size of the Garden Cottage or Carriage House is 50 m² (540 sq.ft). There needs to be one parking space per Garden Cottage or Carriage House, plus the two (2) parking spaces for the principal house for a total of three (3) spaces, provided on site.

You may need to rezone to RT-1. The units can be rental, but can not be strata titled.



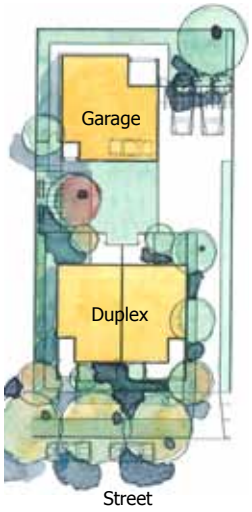
One-Family House with Garden Cottage or Carriage House

My lot area is: 740 m² or bigger

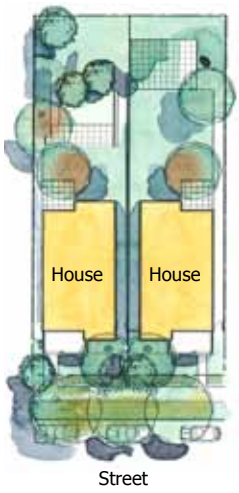
When your lot has a minimum lot area of 740 m² (7966 sq.ft.) and has a lot depth of 22.7 m (74.5 ft.), you may develop:

1. A **Duplex.** The maximum density is 0.5 FAR and you need to provide two parking spaces per unit. A Secondary suite is **NOT** permitted.

   You may need to rezone to RT-1.



Attached Duplex



Narrow Lot One-Family

When your lot has a minimum lot area of 740 m² (7966 sq.ft.) and is a minimum of 20 m (66 ft) wide you may develop:

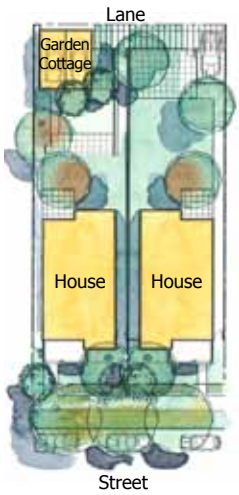
With a developed lane or corner lot:

2. Subdivide into two **One-Family** lots, each 10 m (33 ft.) wide. Each lot may also build either a **Garden Cottage**, **Carriage House or Secondary Suite**. You need to provide three (3) parking spaces per lot.

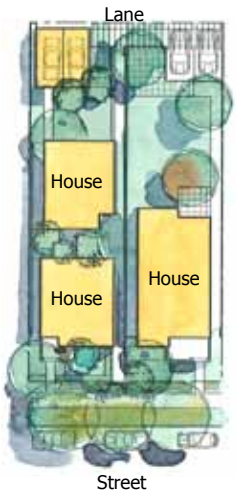
   You may need to rezone to RT-1.

3. **Three Units** (attached or detached). The combination is up to you; it could be three small houses, a triplex, or a duplex and a small house. The maximum density is 0.75 FAR and you need to provide a total of four (4) parking spaces on-site.

   You will need to rezone to RT-3 and the units can be either rental or strata.



Narrow Lot One-Family with Carriage House



Three Small Detached Houses

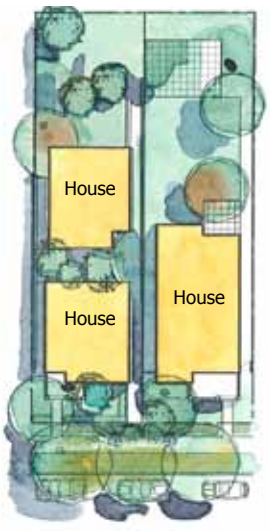
My lot area is: 800 m² or bigger

When your lot has a minimum lot area of 800 m² (8611 sq.ft.) and is a minimum of 22.5 m (74 ft.) wide and you **do not** have a **developed lane** or corner lot, you may build:

1. Any of the previous options; or
2. **Three Units** (attached or detached) The combination is up to you; it could be three small houses, a triplex, or one duplex with one small house. The maximum density is 0.75 FAR and you need to provide 1.5 parking spaces per unit for a total of four (4) spaces on-site.

   You will need to rezone to RT-3 and the units can be either rental or strata.

Attached Triplex



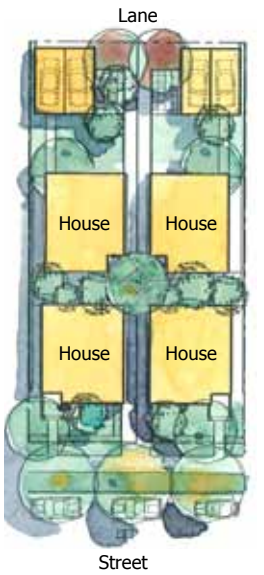
Three Small Detached Houses

My lot area is: 930 m² or bigger

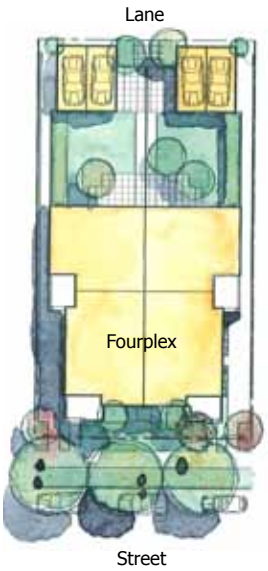
When your lot has a minimum lot area of 930 m² (10,011 sq.ft.) and is a minimum of 22.5 m (74 ft.) wide you may build:

1. Any of the previous options; or
2. **Four Units** (attached or detached) The combination is up to you; it could be four small houses, a four-plex, or two duplexes. The maximum density is 0.75 FAR and you need to provide 1.5 parking spaces per unit for a total of six (6) spaces on-site.

   You will need to rezone to RT-3 and the units can be either rental or strata.



Four Small Detached Houses



Attached Fourplex

Pre-Application

A pre-application is a preliminary review of a development concept plan. The pre-application process can help to minimize any major issues prior to the detailed formal application process. Please refer to the **Pre-Application Guide** for more information.

Rezoning

To develop a Housing Choices development your property needs to be zoned either RT-1 or RT-3, depending on the type of development. You may need to rezone in order to proceed with your development. Information on the rezoning process can be found in the **Zoning Bylaw Amendment Guide** and you can refer to the City of Coquitlam Zoning Bylaw for detailed zoning information.

Subdivision

If you wish to subdivide your property you will need to apply for a subdivision. The City's Subdivision and Development Servicing Bylaw governs the subdivision process. Refer to the **Subdivision and Development Servicing Bylaw Users Guide** for more information.

Development Permit

Housing Choices developments that involve duplexes, three-unit or four-unit developments will require a Development Permit (DP). Please refer to the **Development Permit Guide** for more information.

Development Permit Guidelines

Applications requiring a development permit (DP) will be reviewed under the **Neighbourhood Attached Residential Development Permit Area Guidelines**. These guidelines provide direction for the form and character of development. The guidelines can be found in Section 8.6 of the Southwest Coquitlam Area Plan.

Coquitlam

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