

Small-Scale Housing Development Application Process

New small-scale housing options are allowed in low-density areas throughout Coquitlam. A wide range of housing options are permitted, including single-detached houses, backyard suites, duplexes, triplexes, fourplexes and multiplexes.

Small-Scale Housing only applies to properties in Coquitlam zoned R-1 Small-Scale Residential, R-2 Compact Small-Scale Residential, R-3 Transitional Small-Scale Residential, and subject to a rezoning approval, R-4 Intensive Small-Scale Residential. For more information, review the [Small-Scale Housing Summary Guide](#), which is intended to help applicants determine their development options.

The Process

1. Prepare for your [development application](#) by reading all the information available on our website.
2. Consider signing up for an [enquiry meeting](#). An enquiry meeting is recommended for those who are seeking feedback from staff about a specific concept, plan or proposal at the earliest stages of the development process. During an enquiry meeting, the enquirer meets with Development Planning staff for a high-level discussion about their proposal. Estimated dedications for new or widening of roads or lanes are also given by the City's Transportation Department.
3. Submit a [Pre-Application](#) that includes the items on the Small-Scale Housing Submission Checklist. New applications can be submitted through the City's Development Application Portal. Further instructions can be found on the Development Applications webpage. The Pre-Application response letter will focus on site grading, identify any road dedication requirements, and outline other considerations.
4. Submit an application for a Delegated Development Permit (and, if road dedications are required, a companion subdivision application for a site configuration) that includes the items required on the Submission Requirement Checklist.
5. The Planner provides copies of the Development Permit, and directs the applicant to continue to work with Development Servicing on the required off-site works (which are to be completed through the Building Permit process).
6. Submit an application for a [Building Permit](#).

For More Information

VISIT www.coquitlam.ca/1303 | **EMAIL** devinfo@coquitlam.ca | **CALL** 604-927-3430

Also available across the Development Planning Front Counter in City Hall (3000 Guilford Way)

If you are using one of the City's Standard Plans, see our [Standard Plans Application Process Handout](#)