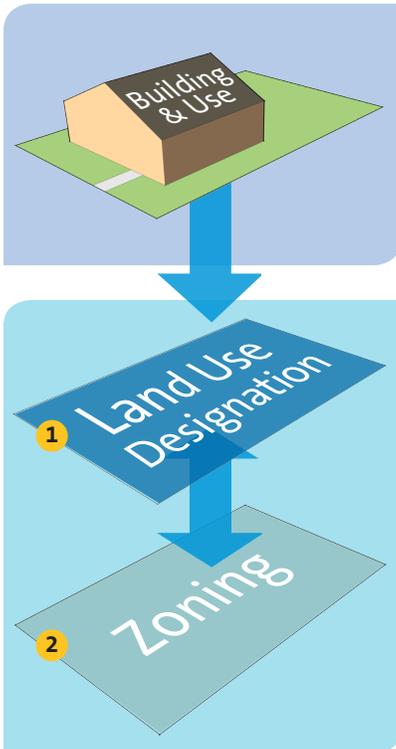


# Land Use, Zoning & Density

*This handout provides information to help explain Land Use, Zoning and Density. Like other B.C. municipalities, Coquitlam has an Official Community Plan (OCP), which provides a vision for the future use of land in the city and gives all property a Land Use Designation.*

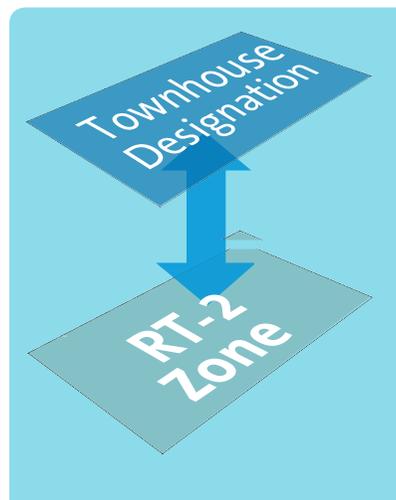


**Land Use Designations** determine the range of current and future uses of a property (i.e. commercial, single-family housing, multi-family housing, etc.). Each OCP Land Use Designation has a number of associated zones that can be applied through rezoning. There are currently 53 designations set out in the OCP.

**Think of a property having two layers:**

- 1 Current Land Use** describes the existing AND future uses and building types a property can have (i.e. commercial, single-family, multi-family, etc.).
- 2 Zoning** specifies legally-permitted uses, lot size, height, and setbacks as well as the maximum density typically measured by Floor Area Ratio (FAR). All land in the city is assigned a Zone under the City's Zoning Bylaw. The type of zone that can be applied to a property is set by the land use designation in the City's OCP.

## Example of Rezoning



**Rezoning** is changing the existing zone on a property to another zone.

**If a property owner wants to rezone, the following is required:**

- corresponding land use designation in the OCP;
- notification to the neighbours, a public hearing and approval by Coquitlam City Council, even if the proposed new zone follows the Official Community Plan.

## Density & How it is Measured

The zone also determines the maximum **density** of buildings on a property and is typically measured in the City's zones as a **Floor Area Ratio (FAR)**.

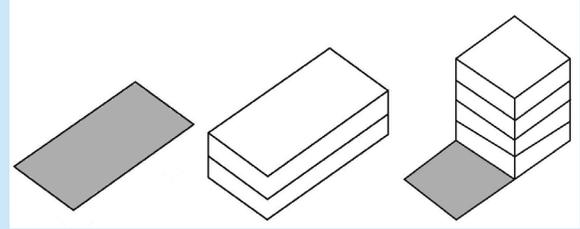
**Density** is the allowable building floor space permitted on a property. Density can be measured by dwelling units per hectare (single-family) , or by floor area ratio (FAR).

**Floor Area Ratio (FAR)** is the maximum amount of floor area or building space on a lot—it is expressed as a ratio. For example, if you have a lot area of 500 m<sup>2</sup> and your maximum FAR is 0.45, then the maximum floor area you can construct is 225 m<sup>2</sup>.

Development is further shaped by the maximum permitted **Lot Coverage** – the footprint of a lot that is covered by a building.

### FAR Example:

If a lot is 10,000 sq. ft. and the maximum FAR is 2.0, the maximum allowable floor area that can be constructed is 20,000 sq. ft. Additionally, lot coverage shapes the building form.



10,000 sq. ft. lot

**2.0 FAR**

20,000 sq. ft. floor area  
(2.0 x 10,000 sq. ft. lot)  
100% lot coverage = 2  
storey height

**2.0 FAR**

20,000 sq. ft. floor area  
(2.0 x 10,000 sq. ft. lot)  
50% lot coverage = 4  
storey height



### Densities and Building Height

Densities and building height will be highest in and adjacent to Neighbourhood Centres, along arterial streets, and rapid and frequent transit routes. Height and density generally decrease as you move further from Neighbourhood Centres.

General transition from higher density and high-rise buildings at Neighbourhood Centres to low density and low-rise buildings, and single family homes.

Land Use Designation	City Centre Commercial	High Density Apartment	Medium Density Apartment	Townhouse	Neighbourhood Attached Residential (Housing Choices)	One Family Residential
Zones Included	C-4	RM-4, RM-5, RM-6	RM-2, RM-3	RTM-1, RT-2, RM-2	RT-1, RT-3	RS-1, RS-3
Maximum Density (FAR)	6 FAR	5.0 FAR	2.4 FAR	1.4 FAR	0.85 FAR	18 units per hectare
Maximum Building Height	None	None	8 storeys	3 storeys	11 metres (2 storeys)	11 metres (2 storeys)

\* One family density is defined by 'units or houses per hectare'.

\*\* Maximum density / maximum building height specified is across all potential corresponding zones. Some of the corresponding zones may have a lower maximum density and/or maximum building height than that specified.

THIS INFORMATION HAS BEEN PREPARED TO PROVIDE INFORMATION ONLY. IT IS NOT A LEGAL DOCUMENT. IF ANY CONTRADICTION EXISTS BETWEEN THIS DOCUMENT AND THE RELEVANT CITY BYLAWS, CODES OR POLICIES, THE TEXT OF THE BYLAWS, CODES OR POLICIES SHALL BE THE LEGAL AUTHORITY.

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Coquitlam