



INCENTIVES TO CREATE RENTAL HOUSING



To help encourage the development of non-market and market rental units as part of the City of Coquitlam's efforts to improve housing affordability, a series of Official Community Plan and Zoning Bylaw amendments were approved in November 2017. The information below is a summary of these new rules and incentives.

NEW INCENTIVES FOR THE DEVELOPMENT OF MARKET AND NON-MARKET RENTAL UNITS

- **Bonus Density:** the new HAS-related Bylaws allow for the consideration of additional density for rental housing.
- **Parking Reductions:** the Bylaw amendments established lower parking rates for market and non-market rental units with additional reductions near SkyTrain stations.
- **Amenity Contribution Credit:** The City of Coquitlam allows for the consideration of a reduction in common amenity space requirements in order to enable affordability within projects.
- **Innovative Unit Types:** the City of Coquitlam has created new use rules and definitions in order to expand unit types and encourage innovation.
- **Affordable Housing Reserve Fund:** the City of Coquitlam has established funding opportunities to help non-profit societies deliver affordable housing units

The recent changes established the following **Priority Unit Types:**

- **Below-market rental units;**
- **Non-market rental units;**
- **Accessible rental units; and**
- **Three-plus bedroom rental units.**

MAKING PROJECTS HAPPEN

The City of Coquitlam takes an active role in the creation of affordable housing. Housing providers, developers and builders are encouraged to contact the City's Housing Facilitators who can help explain current policy, connect projects to City incentives and help to make housing affordability units a reality.

City of Coquitlam **Planning & Development Department**

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EXTRA DENSITY INCENTIVE FOR PRIORITY UNIT TYPES (STEP 6)

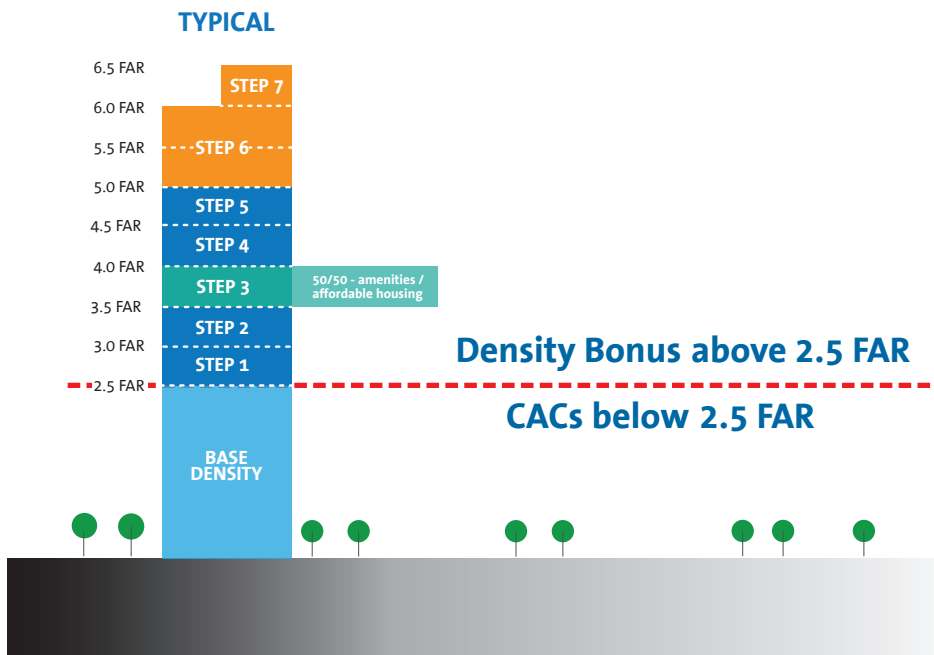
New incentives allow the floor space of purpose-built rental housing for Priority Unit Types to be potentially exempted from the maximum density allowance, where maximum density has otherwise been achieved in certain zones (RM-4, RM-5, RM-6, C-4, C-5, and C-7).

- Base and bonus density must be maxed out before the incentive can be applied.
- 20% of the units within the additional 1.0 FAR must be composed of “priority units” (i.e., below market, non-market, accessible and three-plus bedroom rental units).

EXTRA DENSITY CD ZONE INCENTIVE (STEP 7)

An Official Community Plan-based incentive for construction of Priority Unit Types that allows an additional 0.5 FAR density bonus (in addition to the existing 1.0 FAR density bonus) may be considered through Comprehensive Development (CD) zoning for a greater portion of below market and non-market rental units. 40% of the additional 0.5 FAR must be below market or non-market unit types.

Density Bonus System



- STEP 7** 0.5 FAR Purpose-built rental with 40% below / non-market rental.
- STEP 6** 1.0 FAR Purpose-built rental with 20% Priority unit types.
- STEP 5** Contribution of 25% of the land value of additional 0.5 FAR density.
- STEP 4** Contribution of 35% of the land value of additional 0.5 FAR density.
- STEP 3** Contribution of 50% of the land value of additional 0.5 FAR density. (50/50 Amenities and AHRF)
- STEP 2** Contribution of 65% of the land value of additional 0.5 FAR density.
- STEP 1** Contribution of 75% of the land value of additional 0.5 FAR density.

FOR MORE INFORMATION

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Note: This information is presented as a “user-friendly” summary of the Coquitlam Zoning Bylaw for convenience purposes only. In cases of disagreement between this information and the City’s Zoning Bylaw, the Zoning Bylaw shall be considered correct.