

Housing Choices (RT-1) Development Application Process

The Housing Choices Program was adopted in 2011, and updated in 2019, to facilitate new small-scale, ground-oriented housing options in low-density areas of Southwest Coquitlam. A wide range of housing options are permitted including, backyard suites, narrow-lot single family homes, duplexes, triplexes, fourplexes and multiplexes.

The Housing Choices Program applies only to properties in Southwest Coquitlam with the Citywide Official Community Plan land use designation “Neighbourhood Attached Residential” and that are zoned RT-1 “Infill Residential” or RT-3 “Multiplex Residential” (RT-3 properties require a Rezoning Application). For more information, review the City’s [Housing Choices Summary Guide](#) which is intended to help applicants determine their development options based on their lot size.

The Process

1. Prepare for your development application by reading all the information available on our website, specifically the step by step instructions on our [Information for Building a Triplex or Fourplex](#) webpages.
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 road or lane widening are also given by the City’s Transportation Department.
3. Submit a [Pre-Application](#) that includes the items on the [Housing Choices Pre-Application 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 RT-1 Site Configuration Subdivision Application) 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](#)