

# Small-Scale Multi-Unit Housing in Coquitlam



In late 2023, the Province of BC passed new housing legislation that requires municipalities to allow small-scale multi-unit housing in most low-density neighbourhoods. The City of Coquitlam is proposing major amendments to the Zoning Bylaw to comply with these new rules.

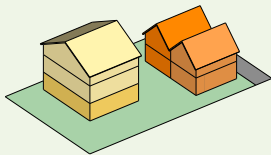
## What is Small-Scale Multi-Unit Housing?

Small-scale multi-unit housing can take many shapes and forms, including:

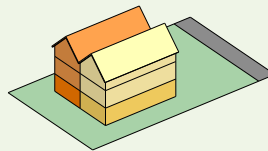
- Single-detached houses
- Accessory dwelling units like secondary suites and backyard suites (also known as garden cottages, carriage houses and laneway homes)
- Duplexes, triplexes, fourplexes
- Multiplexes

For simplicity, the City proposes to call all of these housing types **Small-Scale Residential** in our Zoning Bylaw.

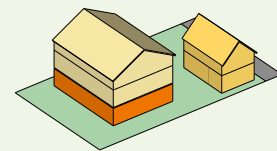
Under the proposed zoning, many different housing configurations will be allowed (this is not a full list of all possible combinations):



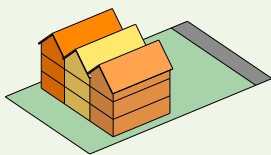
*Single Detached Dwelling with a Secondary Suite and 2 Garden Cottages*



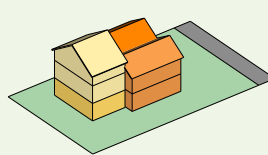
*Duplex with Secondary Suites*



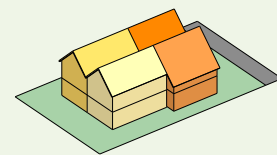
*Up-down Duplex with Carriage Home*



*Triplex*



*Front-back Triplex*



*Fourplex*

## What can I build on my property?

For most properties, the number of units you can build will depend on the location and size of your lot:

- Up to 3 units on lots 280 m<sup>2</sup> (3,014 sq. ft.) or smaller
- Up to 4 units on lots larger than 280 m<sup>2</sup> (3,014 sq. ft.) but less than 4,050 m<sup>2</sup> (1 acre)
- Up to 1 principal unit and 1 accessory unit on lots 4,050 m<sup>2</sup> (1 acre) and larger



Generally speaking, the new legislation does not apply to:

- Lots within **Transit-Oriented Areas**
- Lots not connected to the municipal water or sewer system

## Proposed Small-Scale Residential Zones



Floor Area Ratio (FAR) is a calculation used to measure density on a piece of land. It's a ratio of the total floor area of buildings and structures on a property to the total area of the property itself.

Zoning Regulation	R-1, R-2, R-3
Maximum Number of Dwelling Units	3 to 4 units
Minimum Lot Size (for subdivision)	R-1 and R-3: 650 m <sup>2</sup> and a width of 18.5 m R-2: 465 m <sup>2</sup> and a width of 12.5 m
Maximum Density	R-1 and R-2: 0.65 to 0.75 FAR R-3: 0.5 FAR
Maximum Lot Coverage	45% to 50%
Maximum Buildings per Lot	R-1 and R-2: Multiple R-3: One
Maximum Height	3 storeys or 11m
Parking Requirements*	1 parking space per unit for units smaller than 850 sq. ft. 1.5 parking spaces for units 850 sq. ft. to 1,700 sq. ft. 2 parking spaces for units larger than 1,700 sq. ft.

\* For example, a property with two 1,000 sq. ft. units would need 3 parking spaces. When the number of required spaces for all units combined results in a fractional (or half) parking space, the number of required spaces is rounded up.

## What zone will my property get?

The following table outlines the existing zones and the proposed small-scale residential zones that could be applied to your property, some exceptions may apply.

Current Zones	Proposed zones
RS-1 One-Family Residential RS-3 One-Family Residential RS-6 One-Family Compact (Strata Lot) Residential RS-9 Large Single-Family Residential RS-10 Executive Single-Family Residential RS-11 Estate Single-Family Residential RT-1 Infill Residential	R-1 Small-Scale Residential
RS-4 One-Family Compact Residential RS-5 One-Family Compact (Strata Lot) Residential RS-7 Small Village Single-Family Residential RS-8 Large Village Single Family Residential	R-2 Compact Small-Scale Residential
Certain properties where greater density is preferred through lot assemblies and rezoning	R-3 Transitional Small-Scale Residential



Properties in **Transit-Oriented Areas** will maintain their current zoning.

***Properties currently zoned RS-2 Suburban Residential will be renamed RS-2 Rural Residential.***  
***Properties currently zoned RT-3 Multiplex Residential will be renamed R-4 Intensive Small-Scale Residential.***

## How much will it cost me to develop?

Developers of all sizes must contribute positively to the community by helping build and/or pay for infrastructure and amenities, such as parks and recreation facilities, to serve new and existing residents.

Developers contribute to these community benefits through:

- Development Cost Charges,
- Amenity Cost Charges (proposed), and
- Completing required infrastructure upgrades and property frontage improvements to meet the needs of the proposed development.

Required infrastructure upgrades and the costs associated depend on your property location, the length of your frontage, and current infrastructure capacity. Please consult with an engineering professional.

For more information, visit the [Province of BC's Small-Scale, Multi-Unit Housing webpage](#) or the City's Let's Talk page: [LetsTalkCoquitlam.ca/SmallScale](https://LetsTalkCoquitlam.ca/SmallScale)

For information on the proposed Amenity Cost Charges program, please visit: [coquitlam.ca/ACC](https://coquitlam.ca/ACC).

Information on Development Cost Charges can be found at [coquitlam.ca/DCC](https://coquitlam.ca/DCC).



Property frontage refers to the boundary or portion of your property that directly fronts a street or lane.

*Disclaimer: The proposed changes are subject to Council approval and may change.*