

Housing Unit Mix Policy

Planning and Development Department

1.0 Purpose

The Housing Unit Mix Policy was developed to provide policy guidance to support a balanced mix of housing types in new medium- and high-density multi-unit apartment and mixed-use residential developments. This policy supports complete communities through an inclusive and livable mix of unit types in apartment forms that support the housing needs of Coquitlam's diverse population, including families¹.

2.0 Policy

This policy establishes unit mix thresholds for new medium- and high-density multi-unit apartment and mixed-use residential developments and provides direction to support the functional and livability needs of individuals and families.

3.0 Scope

The housing unit mix thresholds apply city-wide to strata, market and below-market rental tenures within medium- and high-density multi-unit apartment and mixed-use residential zones (i.e. RA-1, RA-2, RA-3, MU-1, MU-2, MU-3, MU-4), CD zones with equivalent zoning, and all similar future zones).

4.0 Definitions

- *Bedroom* – refer to the Bedroom Standard in the General Regulations in Part 5 of the City of Coquitlam Zoning Bylaw.
- *Den* means a multi-purpose room without a closet that may or may not have a window.
- *Inboard* bedroom means an internal room designed primarily for sleeping purposes, with no exterior wall or window, and for which light and air are borrowed from an adjoining space through a glazed opening comprised of either an interior window, sliding wall or glass door on rails, or a fully glazed door and sidelight.

¹ Families mean couples with or without children, lone-parent families, and multigenerational families.

5.0 Policy Expectations

Housing Unit Mix Thresholds

Table 1, Housing Unit Mix Thresholds

No. of Bedrooms *	Policy Thresholds (% of total project units)
Studio	max. 60% max. 25% studio
One-bedroom	
Two-bedroom	min. 40% min. 10% 3+ bedroom
Three or more bedrooms	

* Bedroom counts include lock-off suites and exclude dens and inboard bedrooms.

Special Considerations

Existing Multi-Unit Apartment and Mixed-Use Residential Buildings

Where new units are proposed to be added to existing multi-unit apartment or mixed-use residential buildings through conversion of additional floor space or through reallocation of existing floor space the following applies:

- Only the new units (not existing units) are required to comply with this policy.

Policy Exemptions

The following will not be required to comply with this policy:

- Ground-oriented infill and townhouse development.
- Projects proposing fewer than ten residential units.
- Projects proposing to add fewer than ten residential units to existing multi-unit apartment or mixed-use residential developments.
- Non-market housing, supportive housing, transitional housing, assisted living, community care, and congregate housing and care (as defined in the City of Coquitlam Zoning Bylaw).
- In-stream Development Permit and Building Permit applications on the adoption date of *Zoning Amendment Bylaw No. 5496, 2026*.

Threshold Relaxations

Housing unit mix thresholds may be varied for certain projects subject to City staff review and recommendation and Council endorsement, as per the following:

- Projects with demonstrated unique development circumstances and financial hardship that may impact viability.
- Projects that address other Council Strategic Priorities and for which project delivery is impeded by the policy.
- Projects that provide additional community benefit in the form of an in-kind public amenity and/or enhanced livability and design performance.

Functionality and Livability

Units should be designed in consideration of the functional and livability needs of individuals and families with attention to unit size, bedroom size, functional use of space to provide sufficient space for clothes storage, and design features that support health and well-being.

Policy direction pertaining to bedroom size is as follows:

- Refer to the Bedroom Standard in the General Regulations in Part 5 of the City of Coquitlam Zoning Bylaw.

6.0 Implementation

This policy applies city-wide to new applications received after the date of bylaw adoption. Applicants will be expected to demonstrate early in the development application process that projects meet this policy.

Components of this policy are implemented through regulations, as identified below:

- The maximum studio unit threshold is regulated in the General Regulations in Part 5 of the City of Coquitlam Zoning Bylaw.
- The Bedroom Standard is regulated in the General Regulations in Part 5 of the City of Coquitlam Zoning Bylaw.

Authority

Authority for this Housing Unit Mix Policy was granted by the City of Coquitlam Council on July 27, 2026.

Effective Date

July 27, 2026.

Review

This policy shall be reviewed as required in response to developments in information technologies, legal instruments, and City of Coquitlam administrative practices.

Approval History

Date Approved/Revised	Approved By	Resolution Number
<i>July 27, 2026</i>	<i>City of Coquitlam Council</i>	

Other Related Policies or Procedures

Official Community Plan (2026)
Housing Affordability Strategy (2015)
City Centre Neighbourhood Plan (2020)
Housing Needs Report (2022)

Policy Status

This policy is:

- ☒ Available on request to the public
- ☐ Not available on request to the public