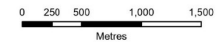


SCHEDULE A SOUTHWEST COQUITLAM AREA PLAN

LAND USE DESIGNATIONS

-  Agricultural
-  Business Enterprise
-  Civic and Major Institutional
-  Compact One Family Residential
-  Extensive Recreation
-  General Commercial
-  Industrial
-  High Density Apartment
-  Medium Density Apartment
-  Low Density Apartment
-  Mobile Home Park
-  Natural Areas
-  Neighbourhood Attached Residential
-  Neighbourhood Centre
-  One Family Residential
-  Parks and Recreation
-  School
-  Service Commercial
-  Townhousing
-  Transit Village Commercial
-  Urban Townhousing
-  Waterfront Village Centre
-  Area Plan Boundary
-  Street Extension
-  Major Road Network
-  Municipal Arterial Street
-  Municipal Collector Street
-  Provincial Highway
-  SkyTrain
-  SkyTrain Station



Adopted: March 4, 2002
 Last Amended: Dec 5, 2022
 Bylaw No: 2678, 2021
 Map Projection: UTM NAD83
 Prepared By: Planning & Development
 Source: City of Coquitlam - OCP GIS Layer

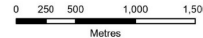




**SCHEDULE A
SOUTHWEST COQUITLAM
AREA PLAN**

LAND USE DESIGNATIONS

- Agricultural
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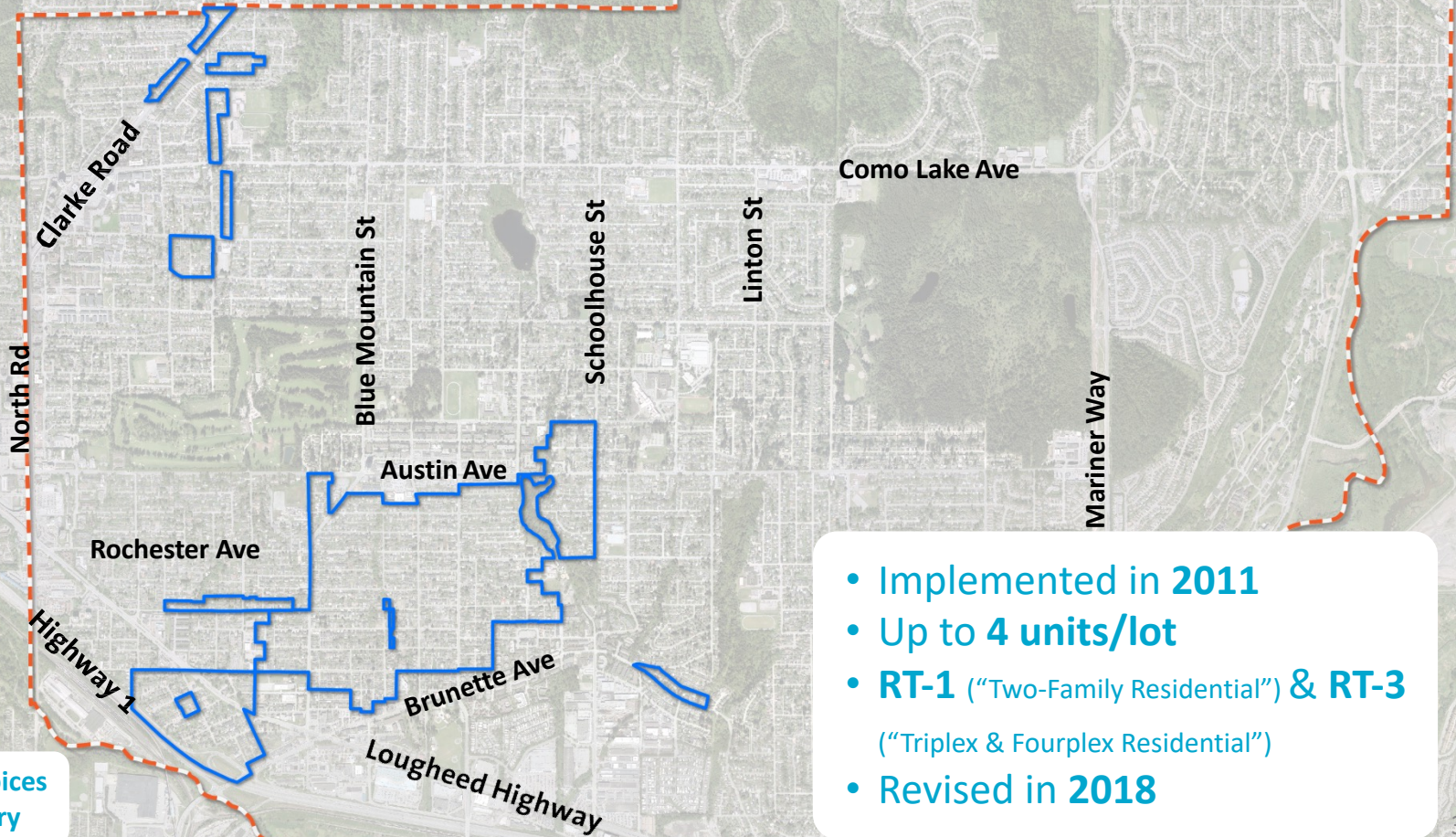
Adopted: March 4, 2002
 Last Amended: Dec 5, 2022
 Bylaw No: 2678, 2921
 Map Projection: UTM NAD83
 Prepared By: Planning & Development
 Source: City of Coquitlam - OCP GIS Layer



778 acres of
 previously
 single-family
 redesignated
 to higher
 density

Over 3,000
 single-family
 lots

Housing Choices Program



- Implemented in **2011**
- Up to **4 units/lot**
- **RT-1** (“Two-Family Residential”) & **RT-3** (“Triplex & Fourplex Residential”)
- Revised in **2018**

Recent Improvements Housing Choices Program

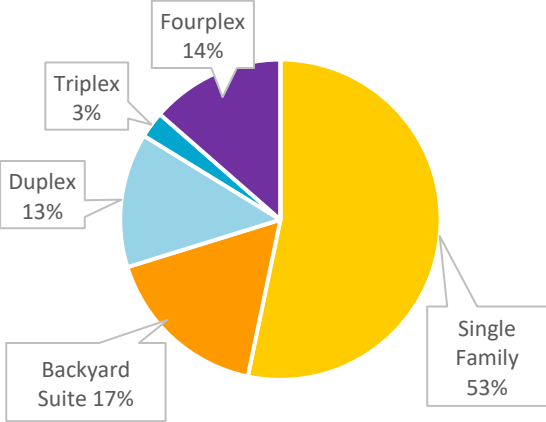
HCR GOAL	APPROVED AMENDMENT OPTIONS
1. Increase & Diversify Housing Choices Applications	1. Reduce minimum lot dimensions
	2. Limit single-family house size in NAR
	3. Encourage attached units
	4. 'Rightsize' parking requirements
2. Streamline Approvals & Ensure Neighbourhood Fit	5. Introduce 'flexible' zoning (revised RT-1)
	6. Develop new 'multiplex' zone (revised RT-3)
	7. 'Prezone' 2,000 NAR designated lots (to revised RT-1)
	8. Develop pre-approved standard plans

*“The City should continue to find ways to **support** the type of development they want to see and **regulate** the type of development they don’t want to see.”*

- Colliers International, Final Report: Housing Choices Review, 2018

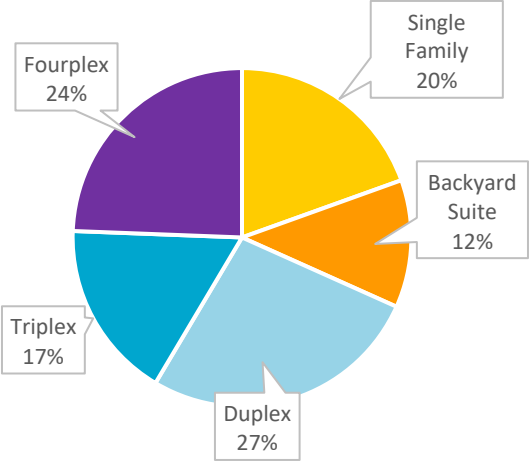
Housing Choices Development

Housing Choices Issued 2011 - 2019



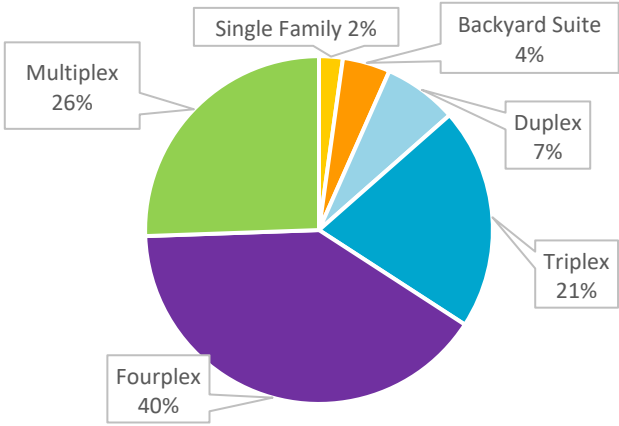
413 units

Housing Choices Issued 2020 - 2022



68 units

Current Housing Choices Applications



407 units

Help for Builders

The screenshot shows the Coquitlam website with a night view of the city. The main navigation bar includes the Coquitlam logo and a search bar containing the text 'Triplex and Fourplex'. A blue sidebar on the left lists six steps: 'Step 1: Make Sure Your Property Qualifies', 'Step 2: Hire Professionals to Help', 'Step 3: Get Started on Your Development Permit and Subdivision', 'Step 4: Set your budget', 'Step 5: Build Your Triplex or Fourplex', and 'Step 6: Other Things to Consider'. The main content area features a breadcrumb trail: 'Home > Your Government > Departments > Planning & Development > Planning & Development Resources > Housing Choices Program > Information for Building a Triplex or Fourplex'. The main heading is 'Information for Building a Triplex or Fourplex'. The text explains that the Housing Choices Program was adopted in 2011 and amended in 2019, supporting various housing options in Southwest Coquitlam. It notes that these pages are for property owners interested in building a triplex or fourplex in certain areas. The current areas are defined in the City's Official Community Plan as Neighbourhood Attached Residential (NAR) areas, with a link to the 'Housing Choices Areas' handout. The page concludes by stating that the information is intended to be a resource to get you started, direct you to where to find more information, and highlight things to think about as you plan to build a triplex or fourplex on your property. A 'Contact Us' section on the right provides links for 'Development Services' and 'Email Development Services', and a phone number: 604-927-3430.

Coquitlam

Triplex and Fourplex

Step 1: Make Sure Your Property Qualifies

Step 2: Hire Professionals to Help

Step 3: Get Started on Your Development Permit and Subdivision

Step 4: Set your budget

Step 5: Build Your Triplex or Fourplex

Step 6: Other Things to Consider

[Home](#) > [Your Government](#) > [Departments](#) > [Planning & Development](#) > [Planning & Development Resources](#) > [Housing Choices Program](#) > Information for Building a Triplex or Fourplex

Information for Building a Triplex or Fourplex

The [Housing Choices Program](#) was adopted in 2011, and amended in 2019, with the goal of providing new small-scale, ground-oriented housing. The Program supports a range of housing options including carriage houses, garden cottages, narrow-lot single-family homes, duplexes, triplexes, fourplexes, and multiplexes in specific areas of Southwest Coquitlam.

These pages are for property owners who are interested in building either a triplex or a fourplex in certain areas of Southwest Coquitlam where it may be allowed.

The current areas where it may be possible are defined in the City's Official Community Plan as Neighbourhood Attached Residential (NAR). See the [Housing Choices Areas](#) handout for the NAR areas.

This information is intended to be a resource to get you started, to direct you to where to find more information, and to highlight some things to think about as you plan to build a triplex or fourplex on your property.

Contact Us

[Development Services](#)
[Email Development Services](#)

Phone: 604-927-3430

Stock Plans

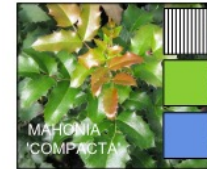
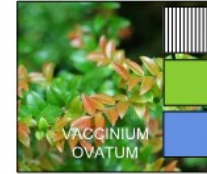
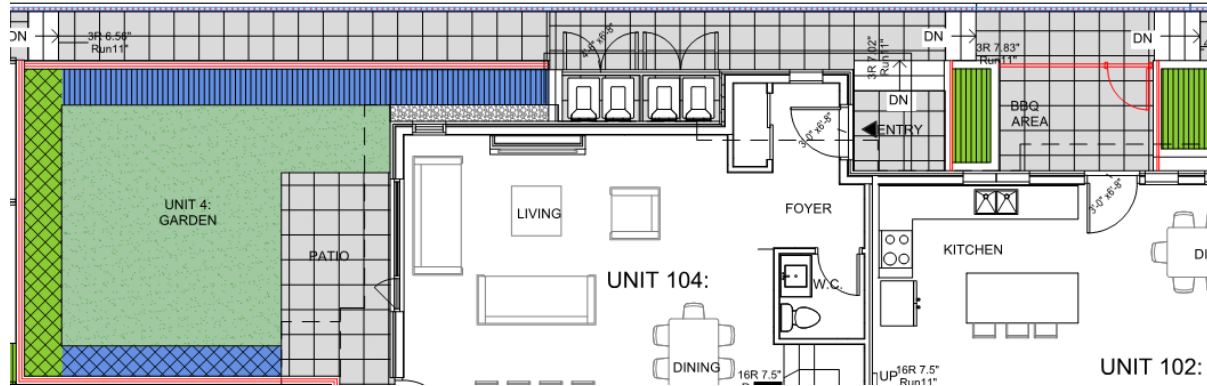
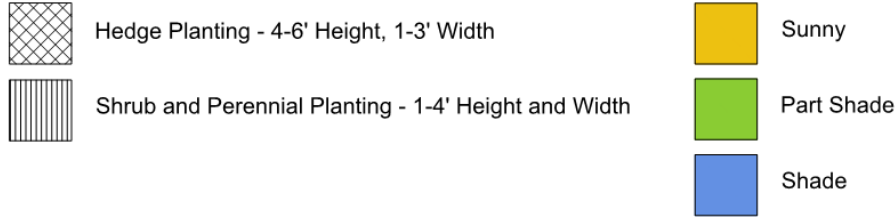


Fourplex – façade option 1



Fourplex – façade option 2

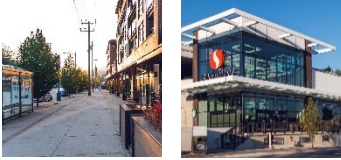
Stock Plans



PROPOSED GRASSES & PERENNIALS

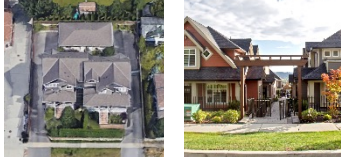
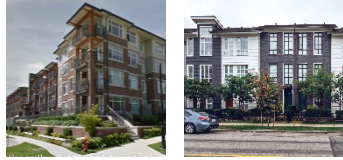
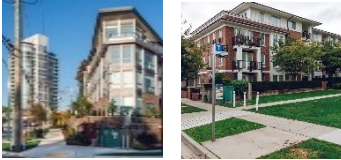


Southwest Housing Review - Underway



Corridor
Development
Strategy
(deferred)

Neighbourhood
Pockets
(3/6 complete)



Housing Choices
Expansion

Detached Housing
Alternatives

