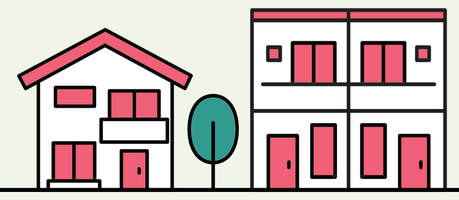
# Welcome!



The Province's housing legislation is intended to increase housing supply and affordability across British Columbia. The City is updating our plans and processes to follow these new rules, while ensuring that growth is supported by the infrastructure and amenities needed for a vibrant and thriving community.

The City of Coquitlam currently has the following projects underway to implement the provincial housing legislation:

### Welcome to Information Session

You're here

### Small-Scale Multi-Unit Housing Implementation

Enable up to four units on most single-family lots across the City.

### Transit-Oriented Area Update

Increase the allowable development heights and densities around SkyTrain stations, and review land use changes and infrastructure needs around these areas and along key corridors in Southwest Coquitlam.

### Rental Incentives Program Review

Update rental incentives and requirements to support the delivery of affordable rental and special needs housing.

### Official Community Plan Review

Simplify and streamline the City's OCP, and incorporate policy changes to support the implementation of the provincial housing legislation.

### Amenity Cost Charge Program

Develop a new program to help pay for major City amenities, such as community centres.

### Development Cost Charge Program Update

Update the City's DCC Program to update eligible project costs and consider new funding categories.

City staff are here tonight to answer your questions and provide additional resources.

Coquitlam

*We acknowledge with gratitude and respect that the name Coquitlam was derived from the həńqəmińəḿ (HUN-kuh-MEE-num) word kʷikʷəƛ̓əm (kwee-KWET-lum) meaning "Red Fish Up the River". The City is honoured to be located on the kʷikʷəƛ̓əm traditional and ancestral lands, including those parts that were historically shared with the q̓ićəy̓ (kat-zee), and other Coast Salish Peoples.*

# What Has Changed?



Starting in late 2023, the Province of B.C. introduced new rules that change how and where growth happens in Coquitlam. These changes include:

- **Small-Scale Multi-Unit Housing** will allow up to four units on most single-family properties
- Taller buildings allowed in **Transit-Oriented Areas** (near SkyTrain stations)
- Removal of minimum residential parking requirements for new developments in **Transit-Oriented Areas** (near SkyTrain stations)
- Affordable rental housing units in new developments and support for renters **(Rental Incentives Program Review)**
- Ability to require **Transportation Demand Management** that encourages sustainable transportation with new development
- Limiting the use of **Density Bonus** to fund community amenities, infrastructure and affordable housing initiatives
- An expanded **Development Cost Charges Program** that now includes the ability to collect fees for police, fire and solid waste facilities
- A new **Amenity Cost Charge Program** to fund City amenities and facilities
- Requirements to include new housing policy related to affordable and special needs housing in **the Official Community Plan**
- Limiting the public engagement opportunities for new housing projects consistent with the Official Community Plan

**Density Bonus**:
a zoning tool the City uses to help fund infrastructure, amenities, rental housing and other community assets related to growth.

**Transportation Demand Management:**
a strategic approach that encourages sustainable transportation (walking, rolling, and transit) through incentives and infrastructure (like free transit passes to new residents or bike repair stations in new buildings.

**Scan to learn more**

## Stay Informed

To receive updates on Coquitlam's implementation of the Provincial Housing Legislation:

- Visit **LetsTalkCoquitlam.ca/ProvincialHousingChanges**
- Sign up for Coquitlam Current email updates at **coquitlam.ca/eNews**
- Follow **@CityOfCoquitlam** on Facebook, X or Instagram

Coquitlam

# Small-Scale Multi-Unit Housing Implementation



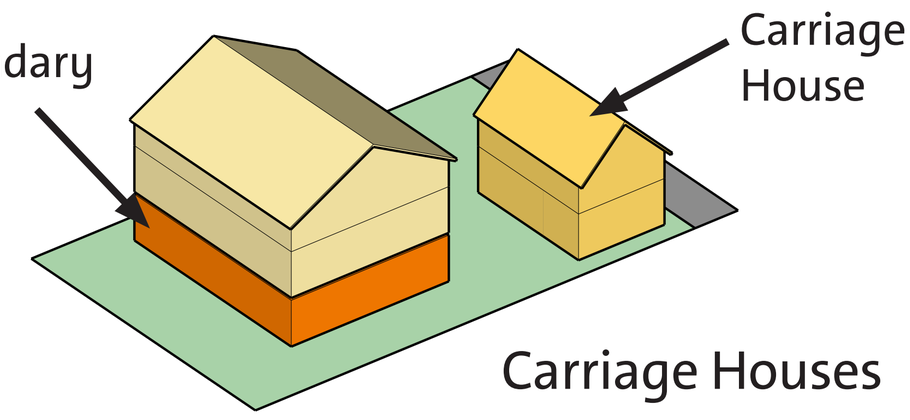
The provincial housing legislation requires the City to enable small-scale multi-unit housing (up to 4 units per property) in most single-family areas. To apply these rules, we'll be updating our **Zoning Bylaw** through the Small-Scale Multi-Unit Housing Implementation project.

> **Zoning Bylaw**: sets the rules for what can be built and the permitted land uses for each property.

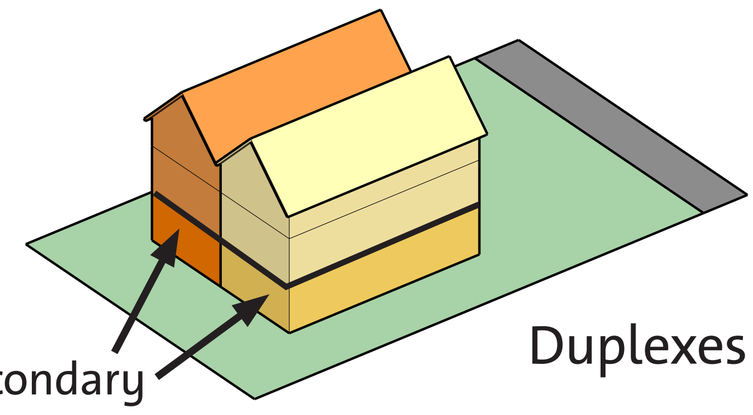
## What is Small-Scale Multi-Unit Housing?

The Province defines small-scale multi-unit housing as a range of housing options that are typically ground-oriented and designed to fit in with existing single-family neighbourhoods.

We are exploring zoning that will allow for a variety of housing types, which may include:

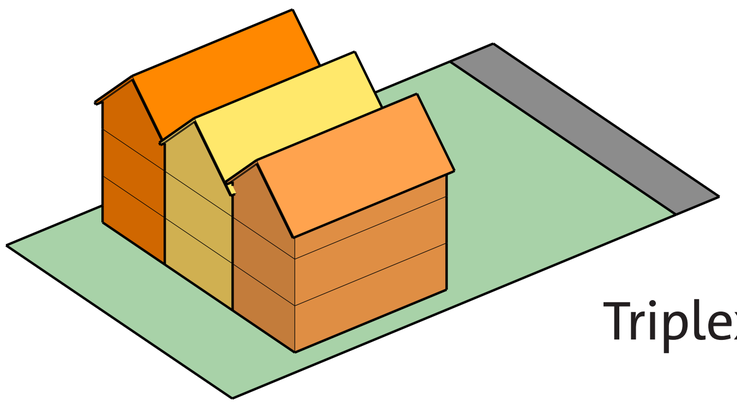



Carriage Houses

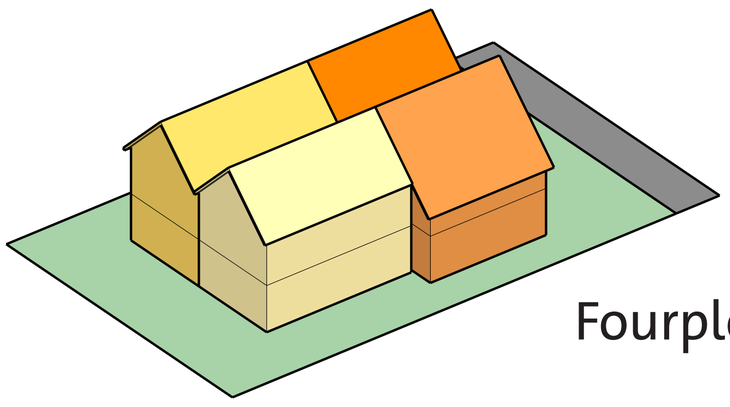


Secondary Suites

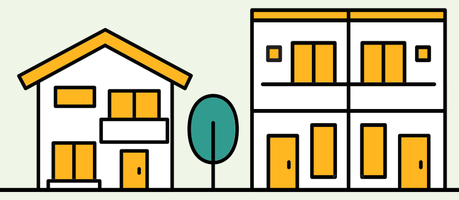
Duplexes



Triplexes



Fourplexes



## What will I be able to build?

To enable small-scale multi-unit housing, the provincial rules require the City to allow for (with some exemptions):




- A single-detached dwelling and secondary suite on lots 4,050 $m^2$ (1 acre) and larger




- Up to 3 units on lots 280 $m^2$ (3,014 sq. ft.) or smaller




- Up to 4 units on lots larger than 280 $m^2$ (3,014 sq. ft.)

## What you can build will depend on your zoning

The City's work to implement small-scale housing aims to:

- Consolidate existing single-family and infill residential zones into fewer small-scale residential zones
- Simplify regulations so that new developments fit within established neighbourhoods
- Review parking requirements to balance development feasibility with future parking demand

The City is committed to increasing housing supply and affordability while making informed financial decisions. As more homes are built, we want to make sure our community's infrastructure, such as roads, parks, and utilities, can support the growth.

**The City needs to update our Zoning Bylaw to implement the small-scale housing changes by June 30, 2025.**

For more information,
please visit our Let's Talk page:
**LetsTalkCoquitlam.ca/SmallScale**

# Transit-Oriented Area Update



The provincial housing legislation includes rules for development around transit hubs—called **Transit-Oriented Areas**. To apply these rules, we will be updating land uses and policies in Coquitlam's **Official Community Plan** and regulations in our **Zoning Bylaw** through the Transit-Oriented Area Update project.

## The provincial rules require the City to:

- ☑ Designate Transit-Oriented Areas by bylaw
- ☑ Remove minimum residential parking requirements, except for accessible parking (Developers may still provide parking, though likely less than before.)
- ☐ Allow for minimum building heights and densities on most residential properties in Transit-Oriented Areas

**Official Community Plan (OCP):** sets out the long-term policy direction for the City's growth and development.

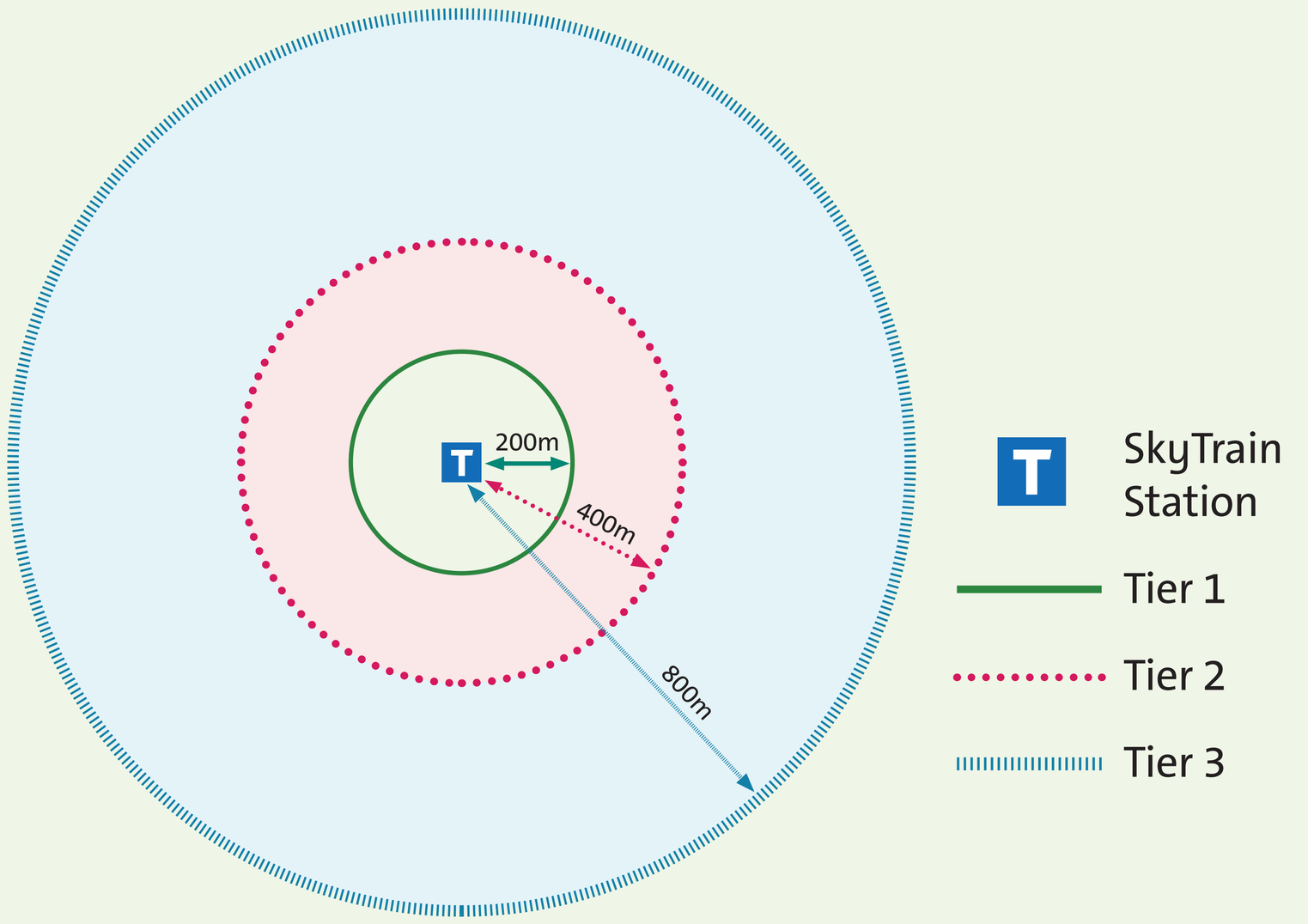
**Zoning Bylaw**: sets the rules for what can be built and the permitted land uses for each property.





# What is a Transit-Oriented Area?

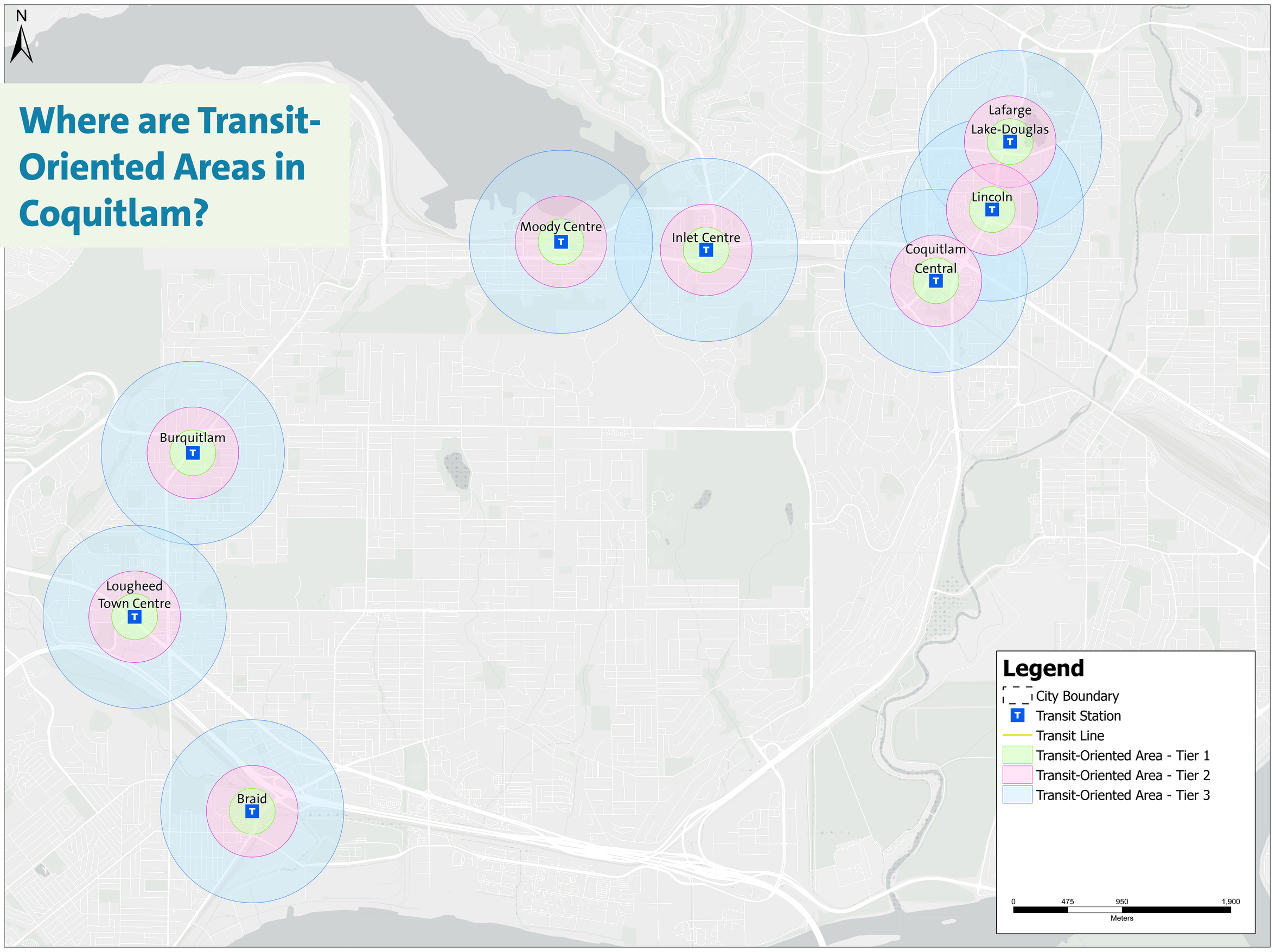
**The Province defines Transit-Oriented Areas as areas within 800 metres of a SkyTrain station.**




| Tier | Prescribed distance from Station (Metres) | Minimum density the City must allow (Floor Area Ratio) | Minimum height the City must allow (Storeys) |
|---|---|---|---|
| 1 | 200 or less | 5.0 | Up to 20 |
| 2 | 200 to 400 | 4.0 | Up to 12 |
| 3 | 400 to 800 | 3.0 | Up to 8 |

**Floor Area Ratio (FAR:** measures density by comparing a building's total floor area to the size of the property.

# Where are Transit-Oriented Areas in Coquitlam?





# Transit-Oriented Development

Transit-oriented development concentrates housing, jobs, shops, services and amenities near high-quality, frequent transit service like the SkyTrain.

- ✓ More housing to support a growing population
- ✓ More efficient use of infrastructure
- ✓ Easier to walk, cycle or take public transit
- ✓ Reduced greenhouse gas emissions

The City previously adopted plans for transit-oriented development in Burquitlam-Lougheed and City Centre, known as “Planned” Transit-Oriented Areas. Only minor updates are needed to align these areas with housing legislation. All other “Unplanned” Transit-Oriented Areas require a more thorough review.



# Applying the Rules: Project Stages

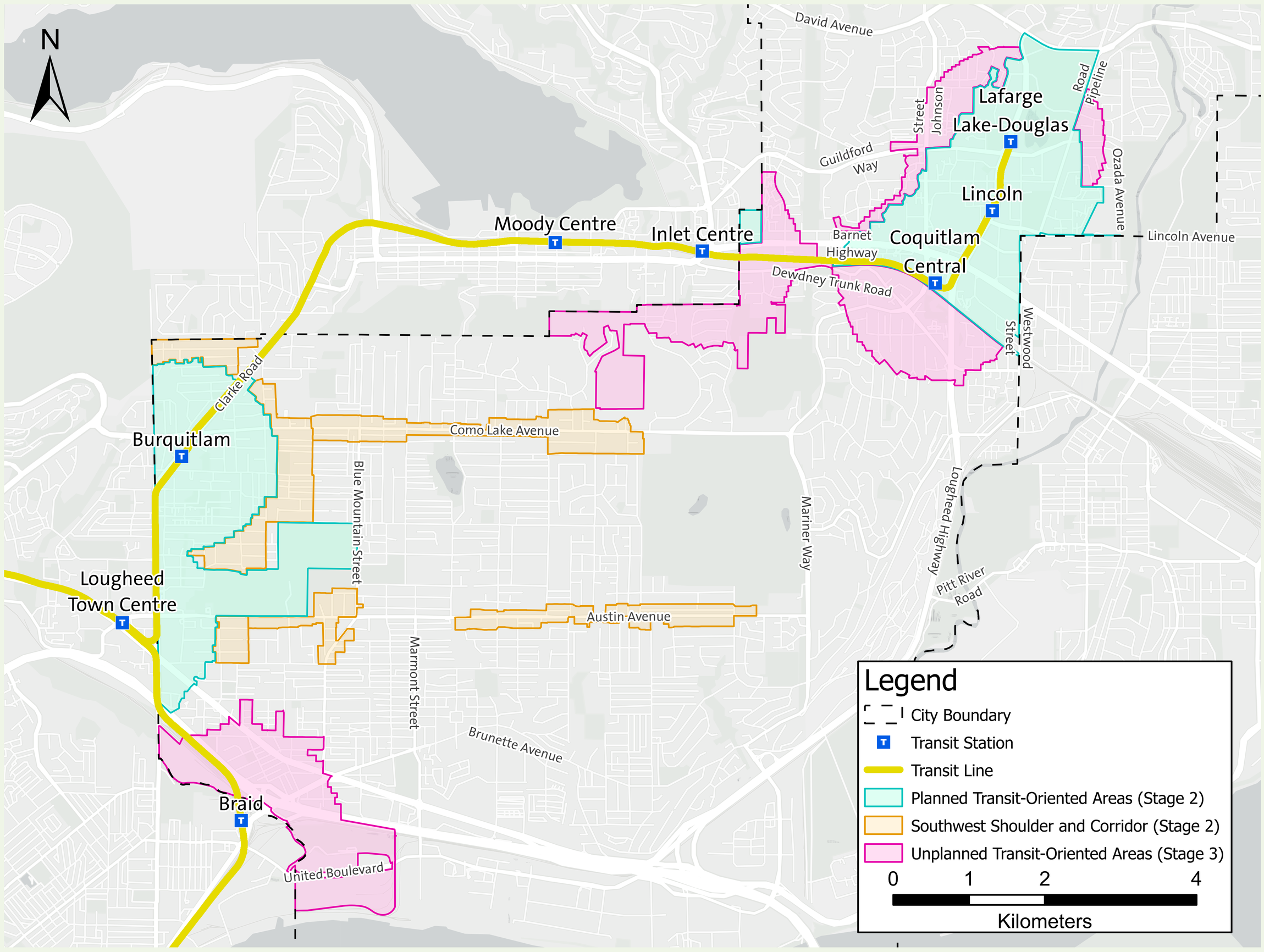
**We are here**

**Stage 1**
Adopted Transit-Oriented Area Designation Bylaw and parking changes to comply with legislation

**Stage 2**
Planned Transit-Oriented Areas and Southwest Shoulders and Corridors

**Stage 3**
Unplanned Transit-Oriented Areas and their Shoulders

## Project Stages and Study Areas





## Stage 2:
## Planned Transit-Oriented Areas and Southwest Shoulders and Corridors

To apply the provincial rules and meet growth-related community needs in these areas, Coquitlam will:

- Update Official Community Plan land use designations and related policies
- Update medium- and high-density zones with new requirements and incentives to support affordable housing and community assets
- Update plans for infrastructure and amenities, including parks and transportation
- Plan for the “Shoulders” around Burquitlam and Lougheed Transit-Oriented Areas and the Austin and Como Lake Avenue “Corridors”

**This work is in collaboration with the Rental Incentives Program Review, new Amenity Cost Charge Program, and Official Community Plan Review.**

Planning for Shoulders and the Austin Avenue and Como Lake Avenue Corridors will help us:

- Address uneven boundaries and transitions between buildings and land uses
- Find efficiencies
- Complete the Corridor Review initiated during the former Southwest Housing Review project

## Get Involved in Planning for Southwest Shoulders and Corridors

We need your input to help shape growth in the Shoulders and Corridors in Southwest Coquitlam.

We want to hear your thoughts on what matters most to you in these areas and what improvements you would like to see in the future.

**Take our survey:**
**LetsTalkCoquitlam.ca/TransitOrientedAreas**



# Rental Incentives in Coquitlam



The City has long been a leader in encouraging the construction of purpose-built rental housing, including below- and non-market housing. This has helped provide a wide range of housing choices, especially in areas close to transit. Since Coquitlam introduced rental incentives in 2015, more than 850 new rental homes have been built — a number that is equivalent to the total from the previous 25 years.

**Development Approvals Stage:**
Over 5,900 rental homes

**Building Permit Application and Construction Stage:**
Over 2,200 rental homes

**Completed:**
855 new rental homes
(727 market and 116 below market homes)

Coquitlam uses an incentives-based approach to encourage developers to build rental housing. Key incentives offered by the City include:

**Bonus Density**
Additional density for rental housing

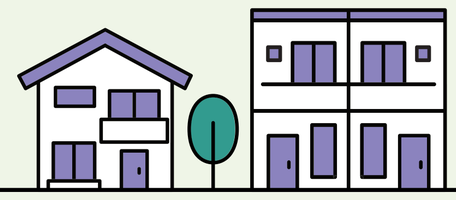
**Parking Reductions**
Lower parking requirements for rental homes

**Affordable Housing Reserve Fund**
Funds from development to support the construction of more non-market housing

## What's Changing?

- Removing minimum residential parking requirements in Transit-Oriented Areas (near SkyTrain stations) limits the City's ability to encourage rental units with lower parking rates
- **Density Bonus** can no longer be used as it has been previously

**Density Bonus**: a zoning tool the City uses to help fund infrastructure, amenities, rental housing and other community assets related to growth.



## New Tools

The City is exploring new tools to continue promoting rental housing in Coquitlam:

| Inclusionary Zoning can... | Rental Tenure Zoning can... |
|---|---|
| • Require a portion of a building to be affordable rental housing<br>• Set requirements for the number of bedrooms that must be provided in these housing units<br>• Provide the option to give cash to support rental housing elsewhere in the City instead of building the rental units | • Require market rental units in a new development, but not a specific level of affordability |

**The City is exploring the implications of using these new tools, alongside the work being done on the Transit-Oriented Areas Update and Amenity Cost Charge Program.**

## New Areas for Development

The provincial housing legislation now allows growth in areas where development was not previously planned. The City is reviewing how this will affect these areas through the Transit-Oriented Areas Update. The City also will be looking to require more rental housing in both these new areas and those already planned for growth. Details will be determined through the Rental Incentives Program Review and Transit-Oriented Areas Update.

## Renter Protection

Coquitlam has an existing Tenant Relocation Policy that provides support for renters impacted by redevelopment. The City can now adopt a Tenant Protection Bylaw to require additional renter protection, such as:

- Adequate notice before having to move
- Financial compensation
- Extra assistance (e.g. support with moving expenses, identifying rental opportunities)
- Right of First Refusal for new units

## Next Steps

The City is exploring options to update our rental incentives and requirements. Changes  will need to be coordinated closely with other related projects, including the Transit-Oriented Areas Update and Amenity Cost Charge Program, and will likely be implemented in mid-2025.

For more information,
please visit our Let's Talk page:
**LetsTalkCoquitlam.ca/ProvincialHousingChanges**

# Development Cost Charge Program Update



## Funding Core Infrastructure

Coquitlam uses Development Cost Charges (DCCs) to fund essential infrastructure. These charges are applied to each residential unit or per square metre for commercial, industrial, and institutional developments so that growth-related costs are shared fairly. The Province allows DCCs to be used to pay for:

- New roads
- Buying parkland and select park improvements
- Upgrading and expanding sewer, drainage, and water systems

## Provincial Housing Legislation

With the provincial housing legislation changes, DCCs can now also be used to fund:

- Fire protection facilities
- Solid waste facilities
- Police facilities

## Funding Public Amenities

DCCs cannot be used to fund public amenities like community centres and libraries. The City has traditionally used Density Bonus funding for these projects. However, provincial changes to development financing rules affect how Density Bonus can be used. The Province has introduced a new tool called the Amenity Cost Charge, but the specifics of the new rules and the transition to a new system may impact the timing of these important projects or even affect future property tax rates.

For more information,
please visit our Let's Talk page:
**LetsTalkCoquitlam.ca/ProvincialHousingChanges**

# Amenity Cost Charge Program



## Financing Growth through Amenity Cost Charges

As Coquitlam continues to grow, new developments need to contribute to the community benefits and amenities that support residents' quality of life. The Province's new **Amenity Cost Charges** is a funding tool designed to help pay for public amenities, replacing the old Density Bonus approach.

While the intent of the new program is to have development continue to help fund critical public amenities, the City is reviewing how it may affect property taxes and the delivery of planned City projects.

Coquitlam's **Amenity Cost Charges Program** is being coordinated closely with the Transit-Oriented Areas Update and Rental Incentives Program Review, so that the City's new framework is effective and efficient.

## Examples of ACC-Funded Amenities

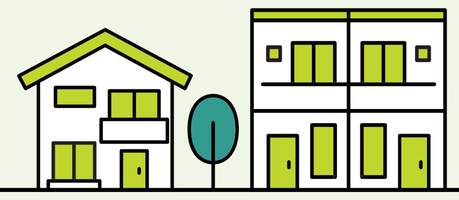
- Community centres
- Libraries
- Recreation facilities
- Child care centres
- Public plazas









# How the ACC Program Supports Our Community

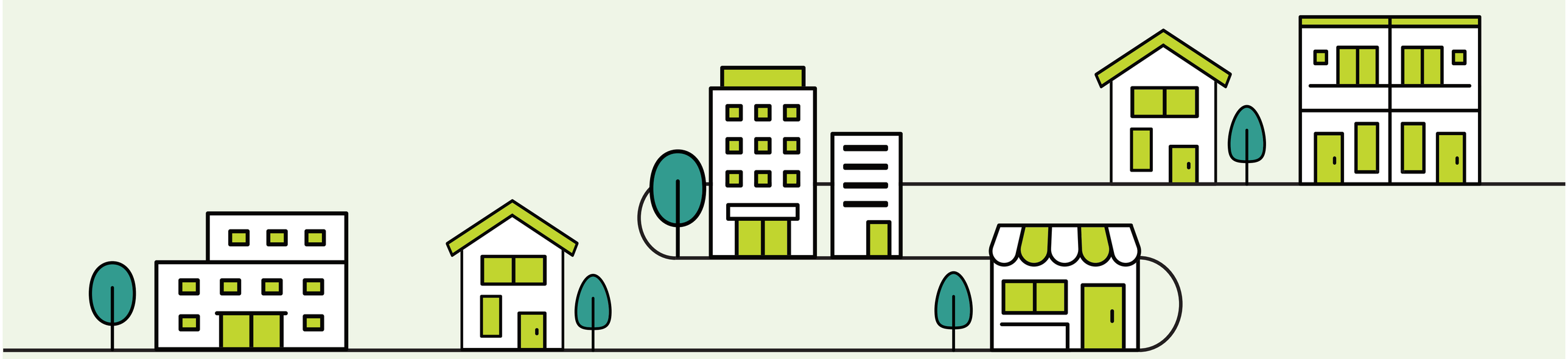
### Supporting Growth:
The ACC program is vital for funding public amenities, so that new developments support the expanded services required to support a growing community.

### Program Updates:
The ACC program will be designed to align with new provincial housing legislation, so that Coquitlam meets both provincial requirements and community priorities.

### Fee Structure:
ACCs will require developers to contribute toward the cost of amenities needed to support a growing community.

### Service Provision:
By integrating ACCs into our capital funding program, the City promotes long-term service provision and that amenities are sized appropriately to serve our growing population.

**The City is still awaiting further details and regulations on the Amenity Cost Charges from the Province.**



For more information,
please visit our Let's Talk page:
**LetsTalkCoquitlam.ca/ProvincialHousingChanges**

# Official Community Plan (OCP) Review



## What is an Official Community Plan (OCP)?

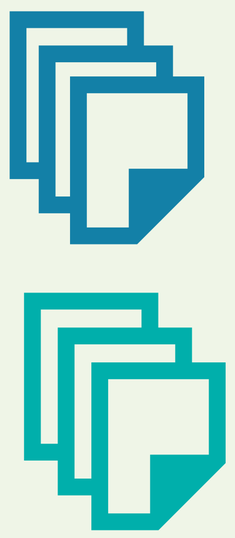
An OCP is a long-term strategic framework to guide decision-making for growth and development within the City. The OCP specifies appropriate land uses, addresses a range of community issues and sets priorities for the City as a whole.

## What is the OCP Review Project?

Over time, updates and additions have made the Official Community Plan large and harder to use. The review aims to simplify and streamline the document, making it more user-friendly and easier to navigate.

The review project will:

- Remove duplicated and outdated policies
- Simplify language clarity
- Provide consistent structure and terminology
- Include updates required by provincial housing legislation
- Establish regular monitoring and update procedures so that the OCP stays relevant and effective over time



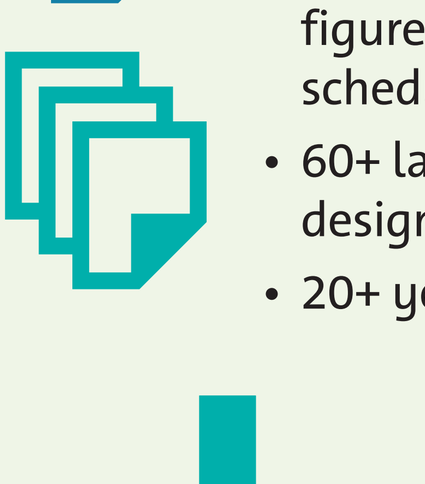
**Current OCP**

- 1000+ pages
- 150+ maps, figures, schedules
- 60+ land use designations
- 20+ years old

**OCP Review Project**

The result will be a clear, well-organized plan that addresses key community themes, including:

- Growth Management
- Climate Change and Resilience
- Environment and Natural Hazards
- Economy
- Housing
- Transportation
- Infrastructure
- Community Amenities
- Arts, Culture and Heritage




**Streamlined OCP**



# Incorporating Provincial Housing Legislation into the OCP Review Project

**No new policies** will be introduced, except those introduced through the related projects to implement the provincial housing legislation. These updates are being developed by the relevant project teams and will include:

- Updating densities of residential land uses and related policies to support implementation of **small-scale multi-unit housing** and **transit-oriented areas** legislation
- Streamlining urban design guidelines for **small-scale multi-unit housing** applications
- Adding policies related to **rental incentives** and affordable and special needs housing.
- Incorporating interim findings from the **Housing Needs Report**, outlining housing needs for next 5 and 20 years
- Overall updating and streamlining of the City's Urban Design Guidelines

**Housing Needs Report:** a planning tool that identifies current and future housing needs and gaps in a community's supply. The Province now requires a standardized method, and the City will complete a new report using this approach by the end of 2024.

## Project Timeline

**June 2023**
OCP Review Project Initiation

**November 2023 – April 2024**
Provincial Housing Policy Updates Released

**End of 2024**
Interim Housing Needs Report Update

**2025–2026**
Future Work to better align existing City policies, plans and strategies with OCP

**Phase 1 Prepare** | **Phase 2 Draft** | **Phase 3 Adopt**

**July 2024**
OCP Review Project – Scope revised to incorporate updates required by provincial legislation

**Summer/Fall 2025**
Streamlined OCP goes to Council for Public Hearing and Adoption

For more information,
please visit our Let's Talk page:
**LetsTalkCoquitlam.ca/ProvincialHousingChanges**