

RECOMMENDATION:

That Committee of Council:

1. *Recommend to Council they adopt the amendments to the:*
 - *Zoning Bylaw (No. 3630),*
 - *Parking and Development Management Bylaw (No. 4078),*
 - *Development Procedures Bylaw (No. 3849),*
 - *Delegation of Authority Bylaw (No. 3876),*
 - *Fees and Charges Bylaw (No. 4345),*
 - *Official Community Plan Bylaw (No. 3838),*
 - *Ticket Information Utilization Bylaw (No. 2743) and*
 - *Bylaw Notice Enforcement (No. 3814),**as outlined in this report and detailed in Attachment 1, in order to comply with Bill 44: Housing Statutes (Residential Development) Amendment Act 2023;*
2. *Direct staff to request a time-stated extension to the Bill 44 requirements for the area west of Shaughnessy Street bounded by Fraser and Manning Avenue, as depicted in Attachment 5; and*
3. *Direct staff to consider additional opportunities, as outlined under stage 2 of this report, to support increased housing supply through the Official Community Plan update.*

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report provides a summary of bylaw amendments proposed as a response to the Small-Scale Multi-Unit Housing {*Bill 44: Housing Statutes (Residential Development) Amendment Act 2023*} legislation. The report recommends zoning bylaw amendments to pre-zone properties designated for apartment development in the Official Community Plan (OCP) to Residential Apartment 1 (RA1) and to provide for the construction of four or six housing units on most properties zoned for single residential uses. Additional bylaw amendments are recommended to reduce parking requirements, streamline the Development Permit approval process, and ensure consistency in terms and definitions. The report further recommends Committee direct staff to request the Province permit an extension to implementing the Bill 44 requirements in the Fraser and Manning area, to monitor implementation of the proposed amendments, and to consider additional changes to support increased housing supply and opportunity through the Official Community Plan update process.

BACKGROUND

On November 30, 2023, *Bill 44: Housing Statutes (Residential Development) Amendment Act* was enacted by the Province of British Columbia. The legislation, and the accompanying Local

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Government Zoning Bylaw Regulation, introduced significant changes to the *Local Government Act*, specifically pertaining to municipal land use planning framework and development approval processes. These included requirements for local governments to:

- Eliminate public hearings for residential rezoning which are consistent with an Official Community Plan (immediate implementation);
- Allow increased density on lots currently zoned for single family or duplex homes (by June 30, 2024);
- Complete an updated Housing Needs Report using a 20-year timeframe (by January 1, 2025); and
- Update Official Community Plans and Zoning bylaws to align and accommodate a 20-year housing projection (by December 31, 2025).

The Province subsequently passed several other pieces of complementary legislation which include the following additional requirements or provisions:

- Established prescribed Transit-Oriented Areas (TOA) with minimum allowable heights and densities and restrictions on parking requirements. Municipalities must designate these TOAs by bylaw by June 30, 2024 *{Bill 47: Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023}*.
- Amended the provisions and tools by which municipalities can finance capital costs associated with new development, including introducing Amenity Cost Charges (ACC). Existing municipal policies and bylaws pertaining to amenity and density bonusing will need to be amended and an ACC bylaw adopted by December 31, 2025 *{Bill 46: Housing Statutes (Development Financing) Amendment Act 2023}*.
- New powers related to site level infrastructure and transportation requirements for new development, provision for municipalities to adopt Tenant Protection Bylaws (TPB), and new requirements pertaining to inclusionary zoning and use of density bonusing provisions. This legislation is effective immediately, or as provided in previous legislation *{Bill 16: Housing Statutes Amendment Act, 2023}*.

Legislative Framework for Small-Scale Multi-Unit Housing (Province):

Bill 44 legislation targets single residential and duplex zoned properties by defining Restricted Zones and then setting out parameters pertaining to the minimum number of units which must be permitted on a Restricted Zone property. The intent is to provide for small-scale, multi-unit housing in areas previously used to accommodate single residential homes.

Restricted Zones are defined as zones which restrict uses to single residential with or without the provision for one additional suite (coach house or secondary suite) or a duplex with or without secondary suites. All municipalities must amend their bylaws to allow for a minimum of two dwellings within a Restricted Zone.

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For municipalities with a population greater than 5,000 and for properties contained within an Urban Containment Boundary (defined area identified for long-term regional growth), the following additional minimum densities are required within a Restricted Zone:

- 3 units for lots 280 m² or less
 - 4 units for lots greater than 280 m²
 - 6 units for parcels greater than 280 m² that are located within 400 m of a prescribed bus stop.
- Municipalities are also restricted from enacting required parking minimums for these parcels.

The legislation sets out provisions under which lands can be exempt from these requirements, including protected heritage properties, properties that are not connected to water or sewer services, properties that are larger than 4050 m² or within a zone that has a minimum subdivision size of 4050 m². The legislation also provides an exemption for lands otherwise located within a designated TOA, and lands which are subject to a hazardous condition where a qualified professional has certified that the increased density would significantly increase the threat/risk, and the threat/risk cannot be practically mitigated.

Local governments are able to apply for an extension for specific areas under limited conditions, including where a municipality is in the process of upgrading infrastructure needed to safely support the prescribed density and in extraordinary circumstances. An application for an extension must be submitted to the Minister of Housing by June 1, 2024.

While the number of required units for restricted zones was prescribed within the legislation, other regulatory and design provisions such as form and character, siting, building form, housing tenure and parking (in part) remain under municipal jurisdiction provided that the regulation or policy does not unreasonably prohibit or restrict the use of density permitted under Bill 44. In addition, the Province released the *Provincial Policy Manual and Site Standards (Small-Scale, Multi-Unit Housing)* in December 2023. This Manual includes recommended standards which must be considered by municipalities when making the necessary changes to regulations and policies.

Municipalities must be in compliance with the Bill 44 legislation and must provide notification to the Minister of Housing confirming compliance, including a list of exempted properties and any granted extensions, by June 30, 2024. Municipalities that do not comply with these legislative requirements may be subject to a ministerial order which overrides non-compliant bylaws.

Existing Policies and Regulations (Port Coquitlam):

The Official Community Plan (OCP) is the City's vision for future growth and development of the community. The OCP designates lands for specified uses, establishes policies to guide land use changes through rezoning processes in accordance with land use designations, and defines objectives and design guidelines through development permit designations to regulate new

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development. The OCP aligns with the Regional Growth Strategy (Metro 2050) and directs growth within the Urban Containment Boundary.

The OCP designates almost one-third of the City's land base for single residential neighbourhoods and includes policies which encourage consideration of innovative approaches to infill development in these areas, including small lot subdivision, duplex, triplex and coach houses. The OCP designates areas close to commercial hubs, transit, services and amenities for multi-family developments (apartment, rowhouse and townhouse forms); the properties within these areas are largely still zoned for single residential uses, and the OCP includes policies to encourage multi-family redevelopment, ensuring these areas develop in a coordinated fashion to avoid "orphaned" lots. The OCP further recognizes the unique and varied character of different residential neighbourhoods and includes policies and design guidelines that reflect this context.

The OCP also establishes Development Permit Areas (DPAs) and regulates the form and character of new development, including small lot residential homes, duplexes and coach houses. DPAs are also established to guide development in hazardous and environmentally sensitive areas, adjacent to watercourses and to achieve environmental conservation measures.

The Zoning Bylaw establishes the specific uses permitted on a property and associated regulations. The bylaw provides for four single residential zones (RS1 to RS4) each with specific regulations pertaining to land uses, density, form, siting, height, subdivision and other aspects of development. The RS zones provide for single residential, secondary suites and coach houses uses, however there are limitations on which properties can accommodate secondary suites and/or coach houses. Duplexes are permitted within the RS4 zone (with limitations) and outright in the RD (Residential Duplex) zone.

Other residential zones intended to support multi-family or higher density infill uses include RTh1-3 (Townhouse) RA1-2 (Residential Apartment) and RRh (Rowhouse).

The Parking and Development Management Bylaw establishes the minimum parking stalls required for different forms of residential development and is generally based on unit size.

The Development Procedures and Delegation of Authority Bylaws establish the application standards and approval process for different forms of development, and the Subdivision Servicing Bylaw establishes the required servicing and infrastructure standards applicable to new development. Additional relevant documents include the Density Bonus Policy and the Affordable and Family-Friendly Policy.

DISCUSSION

The recommended approach is reflective of the constrained timeframes for implementation decreed by the Province, which prevented the City from undertaking a comprehensive and collaborative planning process to identify opportunities for additional housing options. At minimum, an appropriate process would be collaborative and informed by numerous technical assessments, forecasts and expert analyses of relevant factors such as housing needs, infrastructure, services, amenities, parks and hazards. Accordingly, the approach is designed to be implemented in two successive stages in order to achieve the best outcome for the community; Stage 1 includes bylaw amendments to ensure compliance with legislation by the June 30, 2024 deadline, while Stage 2 will expand on the opportunities.

Stage 1: Initial Compliance

The recommended Stage 1 approach is intended to meet the intent and spirit of the new legislation to permit small-scale multi-unit housing in single residential neighbourhoods; reflect the unique and varied context of Port Coquitlam's geography and established neighbourhoods; provide housing options to meet identified needs; balance environmental, social, and economic objectives; and ensure effectual approval processes. The recommended policies and standards further consider and reflect, where appropriate, the recommendations and guidance contained within the Provincial Policy Manual and Site Standards (Site Standards).

The recommended bylaw amendments are summarized in the sections below; additional details are included in Attachment 1.

Amendments to Permitted Land Uses:

The majority of properties zoned RS1-4 are within a Restricted Zone and subject to a prescribed density of four units. In order to meet the legislative requirements for these properties, the zoning bylaw would be amended to permit the following uses in RS 1-4 zones:

- single residential or duplex;
- secondary suite (within a single residential or duplex building); and,
- Accessory Dwelling Unit (coach house) on a lot containing a single residential use.

For properties within 400 meters of a prescribed bus stop, a triplex with secondary suites would also be permitted in order to meet the required 6-unit density. A draft map depicting the properties impacted by this bylaw amendment is included in Attachment 2.

The new provisions would apply equitably across properties, eliminating current zoning regulations which restrict some RS 1-4 zoned properties from constructing an Accessory Dwelling Unit (ADU) or secondary suite. The resulting provisions are intended to provide flexibility for property owners to construct up to four dwelling units, and include several housing typologies as suggested by the provincial Site Standards. With options for a variety of housing types (e.g. single, duplex and triplex), with secondary suites and ADUs, this approach would reflect the recommendations of the City's

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2022 Housing Needs Report by enabling a range of unit size to meet the needs of families, couples and singles, a variety of affordability levels, as well as a mix of tenure options (fee simple, strata and rental).

Housekeeping and administrative changes would include amendments to zone names and intent, definitions, supplemental and additional regulations. Several Comprehensive Development (CD) zones and smaller properties with a historic Agricultural (A) zoning will also be amended to reflect the new provisions, and the existing Residential Duplex (RD) zone will be consolidated with the RS1 zone. Designated heritage properties, lots larger than one acre or not serviced (including ALR properties), are also excluded. A full list of excluded properties is provided in Attachment 3.

The legislation does not exempt Restricted Zone properties (e.g. RS 1-4) which are located in an area designated in the OCP for other land uses, such as apartment and townhouse. The recommended approach is to amend the zoning of restricted residential properties located within an area designated in the OCP for Apartment uses to RA1 (Residential Apartment 1) as depicted in Attachment 4. The intent of this change is to prevent construction of new small-scale housing on these lots which may impact the ability of these areas to transition to the intended higher-density multi-family apartment uses. The City successfully took this approach in the early 2000's when it pre-zoned properties for apartment uses in the Downtown area.

Properties excluded from this pre-zoning include those already developed for townhouse, apartment or rowhouse uses, and small existing "orphaned" properties that could not feasibly develop as an apartment use.

In addition, staff recommend requesting the Province provide for a time-stated extension for the area west of Shaughnessy Street bounded by Fraser and Manning Avenues (Attachment 5). The area is currently zoned for single and duplex residential uses and designated in the OCP for apartment, however, the City has identified this area as potentially accommodating higher density, transit-oriented development through an area planning process. The City has purchased a number of lots within the area to support implementation, however, several remain under private ownership. Additional work to identify appropriate land use and densities, and to undertake technical considerations including watercourse setbacks, archaeological assessment, infrastructure and servicing requirements, and transportation network improvements is required. An extension request for this area would allow sufficient time for the City to complete this work, in consultation with stakeholders.

Amendments to Siting Provisions:

The recommended siting provisions and regulations consider the provincial Site Standards within the context of Port Coquitlam's established single residential neighbourhoods. Staff note these neighbourhoods include a variety of lot sizes, configurations and depths, many without lane access,

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sidewalks, boulevards or a convenient level of transit. In addition, a significant portion of these areas are located within a floodplain or heavily sloped. The Site Standards acknowledges these contextual challenges may result in municipalities adopting regulations that differ from those suggested.

The recommended provisions would be consistent within the RS zones and reflective of existing regulations in the small lot residential (RS4), residential duplex (RD) and townhouse/rowhouse (RTh3/RRh) zones.

	Prov. Site Standards	Existing	Proposed	Comments
Front setback	2 m 4-6 m (if no sidewalk or boulevard)	6 m - 7.5 m	6 m 4 m (lane)* 4 m (triplex)	Provides attractive streetscape interface and buffer to road (w/out sidewalk or boulevard), retains space for trees, landscaping and parking, utilities
Rear setback <i>Principal and Accessory Dwelling Unit (ADU)</i>	1.5 m 5 m (parking) 1.5 m (ADU)	7.5 m 1.2 m (ADU)	7.5 m 6 m (triplex) 1.2 m (ADU)	Retains opportunity for all dwellings to have private outdoor space, accommodates parking, garage, stormwater management, trees and ADUs (coach houses)
Side setback	1.2 m - 3 m 0 m (non-combustible)	1.2 m - 1.8 m (interior) 2.4 m – 3.5 m (exterior)	1.2 m (interior) 2.4 m (exterior)	Reflects existing RS4, building and fire codes, retains street buffer
Building Height	11 m 3-4 stories	7 m – 9.5 m 2.5 stories	10.5 m 3 stories	Provides sufficient flexibility for building design and fit; aligns with Rth3 and RRh zones
Lot Coverage	50-60%	40-50%	50% 55% (triplex)	Aligns with RS4 and RRh
Building Depth	n/a	18 m or 50% lot depth	20 m or 50% lot depth	Slight increase to allow more flexibility on longer lots
Impervious Surface	n/a	65-70%	70%	Reflects existing RS4

*One vehicular access is permitted and must be from the lane (if available).

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In addition, provisions pertaining to ADUs (coach houses) would be updated as follows:

- Replace the term “Coach House” with “Accessory Dwelling Unit” (ADU); this is in line with Provincial recommendations and terminology.
- Increase the permitted size to 90m² and exempt from floor area ratio calculation; this will provide for family-friendly units and reduce confusion when calculating densities.
- Reduce fire access path to 1 meter; this width is sufficient for fire fighting purposes and the reduction will provide greater flexibility and opportunities for construction of these dwellings.
- Landscaping buffers, tree planting, and private open space requirements (minimum of 15 m² or 150 ft²) would also be updated and standardized for all RS zones.

Amendments to parking requirements:

The Provincial Site Standards suggest significant reductions to typical parking requirements will be necessary to support the densities required in Bill 44.

The following requirements are recommended:

	Prov. Site Standards	Existing	Proposed	Comments
Required Parking <i>per Dwelling Unit (DU)</i>	0-1 stall / DU	2 stall/ DU (principal) 1 stall/DU (ADU/sec. suite) *must be independently accessible	1 stall/DU Max 3 required stalls per property Minor changes to stall dimensions *must be independently accessible	More than 3 independently accessible spaces would impact feasibility of 4 units on narrow lots.

The Bill 44 legislation prohibits municipalities from implementing minimum parking requirements for properties within 400 meters of a prescribed bus stop.

Amendments to the Development Approval process

Recommended amendments to the development approval process are intended to balance the need for streamlined and effective approval processes, as suggested by the Site Standards, while ensuring a high quality of design and character. These changes include:

- Updated Development Permit Guidelines to consolidate the existing duplex and coach house (ADU) design guidelines in to a new Small-Scale Multi-Unit Housing Development Permit

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Area to regulate duplexes, triplexes and accessory dwelling units but exempt single residential buildings with a secondary suite;

- Administrative updates to the OCP Policies for Housing and Design, descriptions of land use designations, and a number of the DPA boundaries to reflect small-scale multi-unit housing and changes to the zone names;
- Updated application process removing signage and notification requirements for these developments; and,
- Streamlined approval process that delegates approvals of these developments, including minor variances to siting, to the Director of Development Services.


Stage 2: Additional Opportunities

The recommended approach includes a more comprehensive assessment of additional opportunities and options for small-scale multi-unit housing in a second stage of implementation. This additional work would be undertaken as part of the upcoming OCP update and would be informed by the updated Housing Needs Report; neighbourhood level land use and population forecasts; redevelopment feasibility, hazard, and complete community assessments; parks, amenities, service and infrastructure analyses; community amenity contribution and density bonusing analysis; and contextual housing typology design and feasibility studies. Additional work is also expected to consider appropriate housing typology options for areas currently designated for townhouse uses and identify areas to accommodate higher density growth, including midrise and high-rise apartment densities.

FINANCIAL IMPLICATIONS

Construction of new housing units is anticipated to increase the assessed value of the lands, but is also anticipated to require the provision of additional services, infrastructure and amenities. A full financial assessment of the impacts of this change has not been undertaken.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Recommend to Council that the bylaw amendments recommended as a response to Bill 44 be approved.
	2	Request additional information or amendments to the proposed amendments.

ATTACHMENTS

Attachment 1: Summary of Bylaw Amendments

Attachment 2: Map of Residential Properties within 400 meters of Prescribed Bus Stop

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Attachment 3: List of Excluded Properties

Attachment 4: Map of Properties to be rezoned to RA1

Attachment 5: Map of Area Subject to Extension Request

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Attachment 1: Summary of Bylaw Amendments

Zoning Bylaw (No. 3630)	
Current Regulations	Proposed Regulations
<p>Definitions</p> <ul style="list-style-type: none"> - Apartment - Coach house - Duplex - Floor area ratio - Kitchenette - Secondary Suite 	<p>Add new definitions:</p> <ul style="list-style-type: none"> - Accessory dwelling unit (replaces Coach house) - Prescribed bus stop - Principal dwelling - Triplex <p>Revise definitions:</p> <ul style="list-style-type: none"> - Apartment - Duplex - Floor area ratio - Secondary Suite <p>Delete definitions:</p> <ul style="list-style-type: none"> - Coach house - Kitchenette
<p>Residential Zones</p> <ul style="list-style-type: none"> - RS1 (Residential Single Dwelling 1) - RS2 (Residential Single Dwelling 2) - RS3 (Residential Single Dwelling 3) - RS4 (Residential Single Dwelling 4) - RD (Residential Duplex) 	<p>Residential Zones Renamed</p> <ul style="list-style-type: none"> - RS1 (Residential Small-Scale 1) - RS2 (Residential Small-Scale 2) - RS3 (Residential Small-Scale 3) - RS4 (Residential Small-Scale 4) - RD zone deleted

Current Regulations	Proposed Regulations
Permitted Uses in the RS Zones <ul style="list-style-type: none"> - Single Residential - Secondary Suite - Coach house (on lots larger than 370m² or 740m² if house has a secondary suite) - Duplex (only on lots 500m² or greater with a lot width 19m or less in the RS4 zone) 	Permitted Uses in the RS Zones <ul style="list-style-type: none"> - Single Residential - Secondary Suite - Accessory Dwelling Unit (replaces coach house) - Duplex - Triplex (only on lots within 400m of prescribed bus stop)
Building Height <ul style="list-style-type: none"> - maximum 7.5m if flat roof, 9.0m if sloped 	Building Height <ul style="list-style-type: none"> - maximum 10.5m and 3 storeys (includes basement)
Lot Coverage <ul style="list-style-type: none"> - 40% for RS1, RS2, RS3, RD - 50% for RS4 	Lot Coverage <ul style="list-style-type: none"> - 50% for single residential houses with or without ADU and for duplexes - 55% for triplexes
Floor Area Ratio (FAR) - <i>excludes basement</i> <ul style="list-style-type: none"> - 0.50 for all RS zones - 0.55 for RD zone 	Floor Area Ratio (FAR) - <i>includes basement</i> <ul style="list-style-type: none"> - 0.50 for single residential house - 0.60 for single residential house and secondary suite - 0.75 for duplex (including any suites) - 1.0 for triplex (including any suites)
Front Setback <ul style="list-style-type: none"> - 7.5m for RS1, RS2, RS3, RD - 6.0m for RS4 	Front Setback <ul style="list-style-type: none"> - 6.0m for all RS zones - 4.0m if: <ul style="list-style-type: none"> ▫ lot has access to a lane, ▫ parking is provided at the rear, or ▫ lot is within 400m of a prescribed bus stop
Interior Side Setback <ul style="list-style-type: none"> - 10% of lot width for RS1 and RD (1.2m - 1.8m) - 1.2m for RS2 and RS4 - 1.8m for RS3 	Interior Side Setback <ul style="list-style-type: none"> - 1.2m for all RS zones

Current Regulations	Proposed Regulations
Exterior Side Setback <ul style="list-style-type: none"> - 20% of lot width for RS1 and RD (2.4m - 3.5m) - 3.5m for RS2 and RS4 - 1.8m for RS3 	Exterior Side Setback <ul style="list-style-type: none"> - 2.4m for all RS zones
Rear Setback <ul style="list-style-type: none"> - 7.5m for RS and RD zones 	Rear Setback <ul style="list-style-type: none"> - 7.5m for all RS zones - 6.0m for lots within 400m of a prescribed bus stop
Building Depth <ul style="list-style-type: none"> - 50% up to a maximum of 18m for all RS zones - n/a for RD zone 	Building Depth <ul style="list-style-type: none"> - 50% up to a maximum of 20m for all RS zones - n/a for a triplex
Impervious Surface Area <ul style="list-style-type: none"> - 65% for RS1, RS2, RS3, RD - 70% for RS4 	Impervious Surface Area <ul style="list-style-type: none"> - 65% for RS3 - 70% for RS1, RS2, RS4
Density of Development <ul style="list-style-type: none"> - One residential building for RS and RD zones - Two residential buildings for RS zones if buildings are a house and coach house and the lot is larger than 370m² or 740m² if house has a secondary suite. 	Density of Development <ul style="list-style-type: none"> - Up to 3 dwelling units on lots 280m² or less - Up to 4 dwelling units on lots 281m² to 4050m² - Up to 6 dwelling units on lots 281m² to 4050m² and within 400m of a prescribed bus stop
Usable Open Space <ul style="list-style-type: none"> - 15m² for a coach house 	Usable Open Space <ul style="list-style-type: none"> - 15m² for each dwelling unit
Secondary Suites <ul style="list-style-type: none"> - Floor area not exceeding the lesser of 90m² and 40% of the floor area of the building - Permitted in a single residential house only 	Secondary Suites <ul style="list-style-type: none"> - Floor area not exceeding 40% of the floor area of the principal dwelling unit - Permitted in a house, duplex and triplex where dwelling units are vertically separated

Current Regulations	Proposed Regulations
<p>Coach House</p> <ul style="list-style-type: none"> – 70m² floor area limit – Included in FAR calculation – Limited to RS lots >740 m² or RS lots > 370m² without secondary suites – Decks and balconies excluded from FAR up to 7.5m² – No basements permitted – 2m wide firefighting access path to entrance 	<p>Accessory Dwelling Unit (ADU)</p> <ul style="list-style-type: none"> – 90m² floor area limit – Excluded from FAR calculation – Allowed on all RS lots, except on those with duplexes or triplexes – No enclosed balconies or decks and no covered balconies or decks exceeding 7.5m² – Up to 50% of dwelling unit can be within basement – 1m wide firefighting access path to entrance with 45m max. distance to fire truck and 90m to fire hydrant
<p>Screening, Landscaping, Outdoor Storage and Fencing</p> <ul style="list-style-type: none"> - References RS and RD zones 	<p>Screening, Landscaping, Outdoor Storage and Fencing</p> <ul style="list-style-type: none"> - Remove reference to RD zones
<p>Accessory Home Businesses</p> <ul style="list-style-type: none"> - Regulations based on zone (i.e., A, RS and RD zones and RTh, RRh, RA, CD and C zones) 	<p>Accessory Home Businesses</p> <ul style="list-style-type: none"> - Regulations based on dwelling type (farm residence, single residential dwelling and duplex principal dwelling unit and triplex, townhouse, rowhouse and apartment dwelling unit and secondary suite or accessory dwelling unit)
<p>Child Care Facilities</p> <ul style="list-style-type: none"> - Up to 25 children in RS zones provided the building complies with the BC Building Code for assembly occupancy. - Up to 8 children in other residential zones provided the dwelling unit has exterior access. - The daycare operator must reside in the building. - Not permitted in buildings with secondary suites or accessory home businesses or in coach houses. 	<p>Child Care Facilities</p> <ul style="list-style-type: none"> - Up to 25 children in a single residential dwelling provided the building complies with the BC Building Code for assembly occupancy. - Up to 8 children in duplex or triplex dwelling provided the dwelling unit has exterior access. - Not permitted in conjunction with secondary suites or accessory home businesses or in accessory dwelling units.

Parking and Development Bylaw (No. 4078)	
Current Regulations	Proposed Regulations
Off-street Parking Space Requirements <ul style="list-style-type: none"> - Single residential or duplex: 2 per dwelling - Secondary suite: 1 per dwelling - Coach house: 1 per dwelling 	Off-street Parking Space Requirements <ul style="list-style-type: none"> - Single residential or duplex, Secondary suite, and ADU: 1 per dwelling to a max. of 3 on RS lots - Triplex (within 400m of prescribed bus stop): excluded from parking requirements
Independent Accessibility <ul style="list-style-type: none"> - Parking spaces for coach houses and secondary suites must be independently accessible 	Independent Accessibility <ul style="list-style-type: none"> - Parking spaces for dwelling units in RS zones must be independently accessible from those of another dwelling unit
Parking Space Dimensions <ul style="list-style-type: none"> - RS lots follow general requirements: <ul style="list-style-type: none"> - 75% of spaces must have a min. width of 2.7m and min. length of 5.5m - 25% spaces must have a min. width of 2.5m and min. length of 5m 	Parking Space Dimensions <ul style="list-style-type: none"> - Differentiate between parallel and non-parallel: <ul style="list-style-type: none"> - 75% of non-parallel spaces must have a min. width of 2.7m and min. length of 5.5m - 25% of non-parallel spaces must have a min. width of 2.5m and min. length of 5m - 100% of non-parallel spaces on RS lots must have a min. width of 2.5m and min. length of 5.5m - Include parallel parking dimensions: min. width of 2.7 m and min. length of 7.0 m
Maneuvering Aisle Width <ul style="list-style-type: none"> - For 90-degree parking: min. 7.5m aisle or 6.5m if in underground or building 	Drive and Maneuvering Aisle Width <ul style="list-style-type: none"> - Distinguish between aisle widths required for access to parking/loading areas (drive aisle) and for maneuvering aisle required for parking (maneuvering aisle). - For 90-degree parking: min. 7.5m maneuvering aisle or min. 6.5m maneuvering aisle if in underground, within building, or on a RS lot

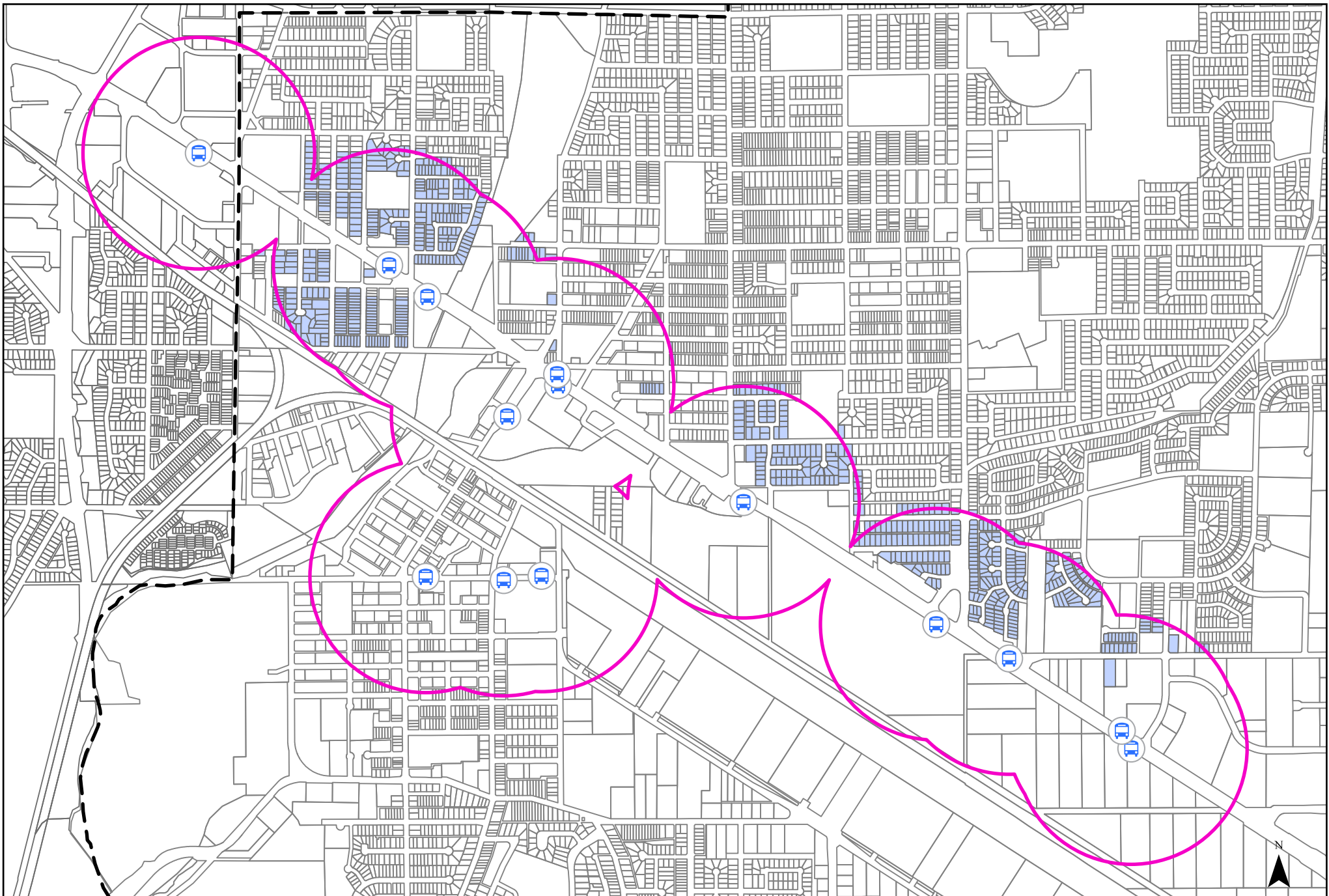
	<ul style="list-style-type: none"> - Min. 3.5m one-way drive aisle and min. 7.5m two-way drive aisle
Development Procedures Bylaw (No. 3849)	
Current Regulations	Proposed Regulations
Definitions <ul style="list-style-type: none"> – Application – Coach house – Development permit – Coach house – Development permit – specialized – Green roof – Small lot dwelling 	Definitions <ul style="list-style-type: none"> - Delete obsolete definitions - Revise definitions for Application and Development permit – specialized - Define Small-scale residential building
Application Requirements <ul style="list-style-type: none"> - Additional consultation requirements for Coach House Development Permit (DP) applications 	Application Requirements <ul style="list-style-type: none"> - Delete
Notification and Signage <ul style="list-style-type: none"> - Notification requirements for public hearings, public meetings and opportunities for public input - Sign requirements for Coach House DP applications - Standards specifications for all Development Signs 	Notification and Signage <ul style="list-style-type: none"> - Revise notification requirements for public hearings, public meetings, opportunities for public input, first reading of a bylaw (when public hearing is prohibited) and Temporary Use Permit and Development Variance Permit applications to reflect provincial legislation. - Delete sign requirements for Coach House DP applications. - Revise specifications for Development Signs to reflect type of application
Bylaw Amendment Procedures	Bylaw Amendment Procedures <ul style="list-style-type: none"> - Add when a public hearing must not be held for residential development applications

<p>Permit Procedures</p> <ul style="list-style-type: none"> - Opportunity for public comment prior to Council consideration of a Coach House DP application 	<p>Permit Procedures</p> <ul style="list-style-type: none"> - Delete - Add when notice must be given for a Temporary Use Permit
<p>Development Variance Permit Procedures</p>	<p>Development Variance Permit Procedures</p> <ul style="list-style-type: none"> - Add Section outlining the process for Minor Development Variance Permit applications delegated to the Director of Development Services
<p>Landscaping Security</p> <ul style="list-style-type: none"> - \$5,000 for development permits in single residential or duplex zones - \$2,500 for coach house development permit 	<p>Landscaping Security</p> <ul style="list-style-type: none"> - \$5,000 for development permits in small-scale residential zones - \$2,500 for development permits for an ADU only
<p>Other (<i>throughout the bylaw</i>)</p> <ul style="list-style-type: none"> - References single residential and duplex zones 	<p>Other (<i>throughout the bylaw</i>)</p> <ul style="list-style-type: none"> - Update zone references to small-scale residential zones - Update references to the <i>Local Government Act</i>
<p>Delegation of Authority Bylaw (No. 3876)</p>	
<p>Current Regulations</p>	<p>Proposed Regulations</p>
<p>Land Use and Development Approvals</p> <ul style="list-style-type: none"> - Delegate authority to Director of Development Services to issue development permits for small lot residential, duplexes and coach houses 	<p>Land Use and Development Approvals</p> <ul style="list-style-type: none"> - Delegate authority to Committee of Council to waive public hearings that are consistent with the Official Community Plan - Delegate authority to the Director of Development Services to issue <ul style="list-style-type: none"> o small-Scale residential development permits (duplex, triplex, ADU) o minor development variance permits established by criteria and guidelines (e.g. complies with policies, minor in nature)

Landscape Securities <ul style="list-style-type: none"> - References development permits located in agricultural single residential and duplex zones 	Landscape Securities <ul style="list-style-type: none"> - Amend development permit references to Agricultural (A) and Residential Small-Scale (RS) zones
Fees and Charges Bylaw (Schedule D) (No. 4345)	
Current Regulations	Proposed Regulations
Section 7: Acronyms <ul style="list-style-type: none"> - RS4 - Residential Single Dwelling 4 zone - RT - Duplex zone 	Section 7: Acronyms <ul style="list-style-type: none"> - Delete obsolete zone reference - Add RS - Residential Small-Scale zone - Add RA - Residential Apartment zone
Table 1 Application Fees: Single Residential, Duplex and Agricultural Zones <ul style="list-style-type: none"> - DP in RD zone: \$1725/unit + \$300 - DP in RS4 zone: \$1150 + \$100 (conforms) RS4 zone: \$1725 + \$100 (variances) - DP for Coach House: \$1000 + \$100 (conforms) Coach House: \$1500 + \$100 (variances) 	Table 1 Application Fees: Residential Small-Scale and Agricultural Zones (applied to duplex, triplex, ADU) <ul style="list-style-type: none"> - DP in RS zone: \$1725/principal unit + \$300 (conforms) RS zone: \$2000/ principal unit + \$300 (variances) - DP for an Accessory Dwelling Unit (same as Coach House)
Table 2 Application Fees: Multi Dwelling Zones	Table 2 Application Fees: RRh, RTh and RA Zones
Table 6 Fees and Charges for Other Development Applications <ul style="list-style-type: none"> - Development Variance Permit: <ul style="list-style-type: none"> o Single Residential and Institutional Zones o Multiple Dwelling, Commercial, Industrial and CD Zones - Watercourse Development Permit: <ul style="list-style-type: none"> o Agricultural, Single Residential and Duplex Zones o Commercial, Industrial, Multiple Dwelling, Institutional and CD Zones 	Table 6 Fees and Charges for Other Development Applications <ul style="list-style-type: none"> - Development Variance Permit: <ul style="list-style-type: none"> o Residential Small-Scale and Institutional Zones o Commercial, Industrial, RRh, RTh, RA and CD Zones - Watercourse Development Permit: <ul style="list-style-type: none"> o Agricultural and Residential Small-Scale Zones o Commercial, Industrial, Institutional, RRh, RTh, RA and CD Zones - Minor Development Variance Permit \$500 + \$100 application fee

Official Community Plan Bylaw (No. 3838)	
Current	Proposed
<p>Section 7.2 Housing and Neighbourhoods</p> <ul style="list-style-type: none"> - References consideration of duplexes subject to distance criteria - References future exploration of coach houses and triplexes 	<p>Section 7.2 Housing and Neighbourhoods</p> <ul style="list-style-type: none"> – Update section to reflect inclusion of duplexes, triplexes and Accessory Dwelling Units in residential neighbourhoods
<p>Section 7.2 Housing Policies</p> <ul style="list-style-type: none"> - Policy 4 provides policy for duplex rezoning - Policy 5 provides policy for secondary suites excluding the Riverwood neighbourhood - Policy 6 encourages consideration of coach houses and triplexes for infill development 	<p>Section 7.2 Housing Policy</p> <ul style="list-style-type: none"> – Delete policy 4, 5 and 6
<p>Section 8.2 Implementation</p> <ul style="list-style-type: none"> - Land use designation Residential and Small Lot Residential descriptions include only single-detached and two-unit attached residential uses 	<p>Section 8.2 Implementation</p> <ul style="list-style-type: none"> - Revise Residential and Small Lot Residential land use designation descriptions to include three-unit attached residential uses. - Update the name of Residential Single Dwelling 1 to 4 with Residential Small-Scale 1 to 4 and remove reference to RD zone.
<p>Section 9.1 Introduction</p> <ul style="list-style-type: none"> - Lists of Development Permit Areas 	<p>Section 9.1 Introduction</p> <ul style="list-style-type: none"> - Add Small-Scale Multi-Unit Housing to the list of Development Permit Areas
<p>Section 9.2 Exemptions</p> <ul style="list-style-type: none"> - Lists types of development that may be exempt from development permit area (DPA) regulations 	<p>Section 9.2 Exemptions</p> <ul style="list-style-type: none"> - Update exemption 2.a to increase the value of building alterations from \$50,000 to \$100,000 - Update exemption 2.c to clarify accessory buildings (e.g. sheds or detached garages) in RS1 to RS4 zones are exempt - Add new exemption for development limited to a principal dwelling and a secondary suite.

Current Regulations	Proposed Regulations
Section 9.3 Downtown DPA <ul style="list-style-type: none">- Designates DPA boundaries, establishes DPA objectives and design guidelines	Section 9.3 Downtown DPA <ul style="list-style-type: none">- Remove reference to the RD zone
Section 9.4 Northside Centre DPA <ul style="list-style-type: none">- Designates DPA boundaries, establishes DPA objectives and design guidelines	Section 9.4 Northside DPA <ul style="list-style-type: none">- Remove reference to the RD zone
Section 9.5 Intensive Residential DPA <ul style="list-style-type: none">- Designates DPA boundaries, establishes DPA objectives and design guidelines	Section 9.5 Intensive Residential DPA <ul style="list-style-type: none">- Revise the DPA boundaries to remove RS1, RS2, RS3 and RS4 zones and coach houses.- Remove location specific guidelines for RS4 zone, lots with coach houses and duplexes
Section 9.11 Environmental Conservation DPA <ul style="list-style-type: none">- Designates DPA boundaries, establishes DPA objectives and design guidelines	Section 9.11 Environmental Conservation DPA <ul style="list-style-type: none">- Revise DPA boundaries to include Small-Scale Multi-Unit Housing
Section 9.12 Small-Scale Multi-Unit Housing DPA	Section 9.12 Small-Scale Multi-Unit Housing DPA <ul style="list-style-type: none">- Add new DPA specific to Small-Scale Multi-Unit Housing to apply to all RS zones
Ticket Information Utilization Bylaw (No. 2743)	
Current Regulations	Proposed Regulations
<ul style="list-style-type: none">- References RD (Duplex) zone	<ul style="list-style-type: none">- General housekeeping of Zoning Bylaw section references and phrasing, delete outdate references
Bylaw Notice Enforcement Bylaw (No. 3814)	
<ul style="list-style-type: none">- References RD (Duplex) zone	<ul style="list-style-type: none">- General housekeeping of Zoning Bylaw section references and phrasing, delete outdated references



Prescribed Bus Stops 400m (City of Port Coquitlam)



Prescribed Stops



400m



Impacted Parcels



Parcel



Municipal Boundary

Properties zoned for single residential use that are exempted

Address	Zoning	Lot Size	Reason for Exemption
1381 Dominion Ave	A	24,256 m ²	Greater than 4050 m ²
1415 Dominion Ave	A	5,324 m ²	Greater than 4050 m ²
1185 Dominion Ave	A	5,698 m ²	Greater than 4050 m ²
1131 Dominion Ave	A	4,954 m ²	Greater than 4050 m ²
1127 Dominion Ave	A	5,351 m ²	Greater than 4050 m ²
2430 Ottawa St	A	4,060 m ²	Greater than 4050 m ²
953 Dominion Ave	A	60,889 m ²	Greater than 4050 m ²
719 Dominion Ave	A	4,315 m ²	Greater than 4050 m ²
590 Dominion Ave	A	20,231 m ²	Greater than 4050 m ² – (<i>rezoning application in process</i>)
3150 Cedar Dr (School)	A & P1	± 19,500 m ²	Greater than 4050 m ²
2405 Lougheed Hwy	A	8,648 m ²	Greater than 4050 m ² and not connected to water and sanitary
2350 Lougheed Hwy	A	4,004 m ²	Not connected to water or sanitary
No Address – 2700 block of Shaughnessy St	A	2,409 m ²	Not connected to water or sanitary
No Address – south of Chine Ave	A	40,185 m ²	Greater than 4050 m ² and not connected to water and sanitary
2633 Bedford St	A	31,258 m ²	Greater than 4050 m ² and not connected to water and sanitary
2591 Pitt River Rd	A	1,211 m ²	Not connected to water or sanitary
2422 Lobb Ave	A	6,432 m ²	Greater than 4050 m ² and not connected to water and sanitary
No Address – just south of 2422 Lobb	A	21,118 m ²	Greater than 4050 m ² and not connected to water and sanitary
1787 Shaughnessy	A	83,126 m ²	Greater than 4050 m ²
No Address – just south of McChessney St	A	397 – 1,393 m ² (16 lots)	Not connected to water or sanitary
1563 Shaughnessy	A	11,478 m ²	Greater than 4050 m ²
2101 Argue St	A	46,969 m ²	Greater than 4050 m ²
No Address – Dyke south of Kebet Way	A	25,928 m ²	Greater than 4050 m ²
No Address – Dyke south of Kebet Way between Coast Meridian and Mustang	A	6,851 m ²	Greater than 4050 m ²
1150 Kingsway Foreshore	A	5,644 m ²	Greater than 4050 m ²

Address	Zoning	Lot Size	Reason for Exemption
750 Holland	A	4,686 m ²	Greater than 4050 m ²
725-773 Kingsway	A	501 m ² each (8 lots)	Not connected to water or sanitary
1681-1703 Trenton St	A	409 m ² each (5 lots)	Not connected to water or sanitary
727 Lougheed Hwy Waterfront south of Dominion Park	A	22,015 m ²	Greater than 4050 m ²
2000 Argue Street	RS3	6,587 m ²	Greater than 4050 m ²
1990 Argue Street	RS3	4,286 m ²	Greater than 4050 m ²
1950 Argue Street	RS3	17,318 m ²	Greater than 4050 m ²
1101 Pitt River Rd	RS3	4,675 m ²	Greater than 4050 m ²
1896 Argue Street	RS3	1,222 m ²	Not connected to water
1160 Victoria Dr	RS3	17,292 m ²	Greater than 4050 m ² – (<i>rezoning application in process</i>)
1090 Victoria Dr	RS3	4,089 m ²	Greater than 4050 m ²
1070 Victoria Dr	RS3	4,089 m ²	Greater than 4050 m ²
1065 Lynwood Ave	RS3	7,936 m ²	Greater than 4050 m ²
750 Victoria Dr	RS3	2,577 m ²	Not connected to sanitary
2280 Kingsway Ave	RS3	1,072 m ² total (3 lots)	Not connected to water or sanitary
2282 Kingsway Ave	RS3	146 m ²	Not connected to water or sanitary
2276 Kingsway Ave	RS3	1,140 m ²	Not connected to water or sanitary
2276 Kingsway Ave	RS3	685 m ²	Not connected to water
2252 Kingsway Ave	RS3	720 m ²	Not connected to water or sanitary
2246 Kingsway Ave	RS3	610 m ²	Not connected to water or sanitary
2236 Kingsway Ave	RS3	889 m ²	Not connected to water or sanitary
2230 Kingsway Ave	RS3	305 m ² each (2 lots)	Not connected to water or sanitary
1840 McLean Ave	RS3	4,085 m ²	Greater than 4050 m ²
965 Fort Fraser Rise	RS1	4,881 m ²	Greater than 4050 m ²
2542 Patricia Ave	RS1	4,669 m ²	Greater than 4050 m ²
1863 Windermere	RS1	5,116 m ²	Greater than 4050 m ² – (<i>subdivision application in process</i>)
690 Prairie Ave	RS3	11,807 m ²	Greater than 4050 m ² and not connected to sanitary and outside the Urban Containment Boundary
Properties within the Agricultural Land Reserve (ALR)	A	Various sizes	Not connected to sanitary and outside the Urban Containment Boundary
Properties designated Frequent Transit Development (FTD)	RS1, RS2, RS3	Various sizes	Within a Transit Oriented Area prescribed by Provincial legislation



