

PREAPPLICATION PROCESS

Visit portcoquitlam.ca/coachhouse for information about the steps in the process below.



Confirm that your lot is eligible (see inside brochure).



Consider project costs.



Develop a design that meets zoning, design and landscaping regulations.



Discuss your proposal with your neighbours.



For a streamlined review, submit complete Coach House Development Permit and Building Permit applications concurrently.

NEIGHBOURHOOD FIT

Port Coquitlam's coach house design guidelines promote high quality design and ensure a good fit in the neighbourhood. They cover:

- appearance and scale
- compatibility with surrounding homes
- privacy of neighbours
- lighting
- landscaping
- on-site parking



A coach house with appropriately scaled architectural features.

Coach houses are permitted on eligible single-family lots in Port Coquitlam as part of the City's efforts to provide more housing options in our growing community.



COACH HOUSES:

- are self-contained accessory dwellings at the rear of residential lots
- are small homes up to 70 sq.m. (753 sq.ft.) in size
- may be at street level or above a garage
- may not be the principal dwelling on a lot
- may not be subdivided or stratified
- can be rented, but not as short-term or vacation rentals

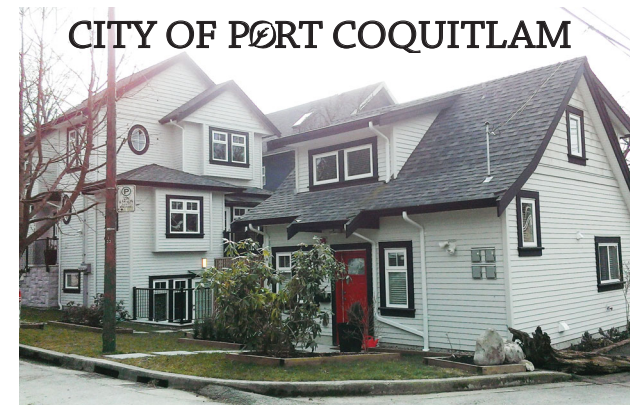
Complete details:

portcoquitlam.ca/coachhouse

Questions:

Planning Division
Tel 604.927.5442
planning@portcoquitlam.ca

City Hall Annex (Above BMO)
200-2564 Shaughnessy St
Port Coquitlam BC



CITY OF PORT COQUITLAM

COACH HOUSE

INFORMATION GUIDE



Complete details:
portcoquitlam.ca/coachhouse

CAN I BUILD A COACH HOUSE ON MY LOT?

Lots must be in a residential zone (RS1, RS2, RS3, or RS4) and designated Residential or Small Lot Residential in the Official Community Plan (OCP).

Tip: you can find out your lot's zoning and OCP designation on PoCoMAP, the City's online webmap: portcoquitlam.ca/pocomap.

Lots must have available floor area.

Tip: Floor area is measured using the floor area ratio (FAR). FAR is calculated by dividing the lot's total residential floor area (in this case, the home plus the coach house) by the size of the property. The maximum FAR in single residential zones is 0.5, with some exemptions.

So, a 2,000 sq.ft. house on a 5,000 sq.ft. lot would have a FAR of 0.4, leaving 0.1 FAR (500 sq.ft.) for a potential coach house.

If you don't know your home's floor area, visit the City Hall Annex to review building plans that may be on file. If you submit an application, you will need to include building plans of the home.

$$\frac{\text{TOTAL RES. FLOOR AREA}}{\text{PROPERTY SIZE}} = \text{FAR}$$

OTHER CONSIDERATIONS

Coach houses are subject to zoning, parking and building regulations, as well as design and landscaping guidelines that ensure these small homes fit within a neighbourhood's character. Read the complete regulations and design guidelines online.

Is your lot on a corner or does it have lane access?

IF YES, THE LOT MUST HAVE:

- width and frontage of at least 10 m (32.8 ft.)

IF NO, THE LOT MUST HAVE:

- width and frontage of at least 12 m (39.4 ft.)
- at least 5 m (16.4 ft.) of uninterrupted road edge (no driveways or letdowns) along the front of the property
- an unobstructed 2 m (6.6 ft.) path from the front of the lot to the coach house for emergency access (no shrubs, trees, fences etc.)

Does your home contain either a secondary suite or daycare?

IF YES, THE LOT MUST HAVE:

- minimum area: 740 sq.m. (7,965 sq.ft.)

IF NO, THE LOT MUST HAVE :

- minimum area: 370 sq.m. (3,983 sq.ft.)

Tip: If you do not know the area of your lot and do not have a survey, check PoCoMAP (portcoquitlam.ca/pocomap) for a legal plan, or visit the City Hall Annex and ask if the legal plan is on file.

If you submit an application, you will need to include a survey of your property, showing the property size and setbacks.

SAMPLE DEVELOPMENT



Complete regulations, guidelines and application details: portcoquitlam.ca/coachhouse