

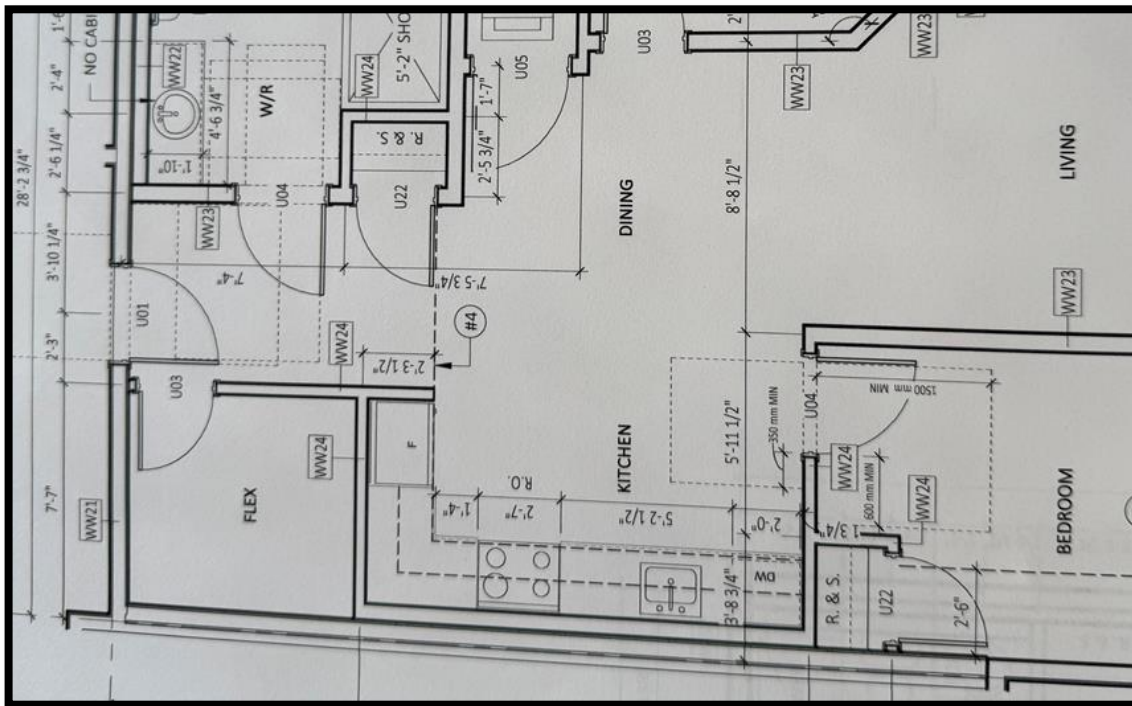
Building and Plumbing Bylaw Amendment (Adaptable Housing)

RECOMMENDATION:

That Committee of Council recommend to Council that an amendment to “Building and Plumbing Bylaw, 2009, No. 3710” to reduce the percentage of required adaptable units for new multi-family buildings be approved.

PREVIOUS COUNCIL/COMMITTEE ACTION

November 13, 2012 - Council approved at least 30% of units within a multi-family building were required to meet the adaptable unit requirements as specified in the BC Building code.



REPORT SUMMARY

The Province of British Columbia has introduced new adaptable housing requirements under BC Building Code 2024, effective March 10, 2025. These provisions mandate that at least 20% of one-storey dwelling units in buildings with 10 or more such units be constructed as adaptable units, incorporating features like wider doorways, accessible paths, maneuvering space, and reinforced bathroom walls. This phased approach replaces the originally proposed 100% requirement and reflects economic considerations and industry feedback. To align with the provincial standard, staff recommend amending the City's Building and Plumbing Bylaw—currently requiring 30% adaptable units—to reflect the updated 20% minimum.

Building and Plumbing Bylaw Amendment (Adaptable Housing)

BACKGROUND


Staff have reviewed the updated adaptable housing requirements in the BC Building Code 2024 and have determined that the City's Building and Plumbing Bylaw should be updated to reflect the new provincial standard of 20% adaptable unit construction in applicable buildings. This amendment will align the bylaw with the phased implementation approach adopted by the Province and ensure consistency with the requirements for building permit applications submitted on or after March 10, 2025.

DISCUSSION

Port Coquitlam has historically taken a proactive approach to promoting accessible and inclusive housing, with its current Building and Plumbing Bylaw requiring 30% of one-storey dwelling units in larger buildings to be constructed as adaptable. With the introduction of BC Building Code 2024, the Province is mandating a phased implementation of adaptable housing requirements, beginning with 20% of units in buildings with 10 or more one-storey units, effective March 10, 2025. This change reflects feedback from the development industry and consideration of broader economic pressures, including supply chain constraints and inflationary conditions.

Updating the City's bylaw to reflect the new 20% provincial standard will ensure alignment with BCBC 2024, provide clarity for applicants, and maintain consistency with other regulatory changes coming into effect. While the amendment reduces the City's requirement from 30% to 20%, it supports a more unified provincial approach and eases compliance burdens during a period of significant industry transition. This amendment positions Port Coquitlam to remain an adopter in accessible housing while supporting a practical and collaborative rollout of new provincial standards.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Support the Adaptable Housing amendment and forward the draft Bylaw to Council for first three readings.
	2	Defer first three readings of the Bylaw pending receipt of further information (to be specified).
	3	Deny the amendment, which will retain the existing Bylaw.

ATTACHMENTS

Attachment 1 - Bylaw 3710 – Building & Plumbing Bylaw

Lead author(s): Matt Rose

Contributing author(s): Larry Lorette



Report To: Committee of Council
Department: Development Services
Approved by: B. Irvine
Meeting Date: May 13, 2025