

Building On or Adjacent Slopes

The City of Coquitlam has updated the zoning and building bylaws regarding building on a slope or adjacent to the crest or toe of a slope or adjacent slopes, with several changes to ensure that houses and other structures are built on stable ground. The updates simplify the approval process and incorporate revisions to the Engineers and Geoscientists of BC (EGBC) Professional Practice Guidelines, slope hazard management policies for other BC authorities and international geotechnical literature related to landslide processes.

Revised Approach – the key changes are as follows:

1. **Simplified approval process** – The new process only allows building on or adjacent-defined slopes based on the recommendations of a geotechnical assessment, completed by a qualified professional and submitted to the satisfaction of the Chief Building Official. This removes the requirement for a Council variance application relative to building on slopes.
2. **Reduced maximum slope and consideration for slope height** – The maximum slope requiring review has been adjusted from **36%** to **32%**, and the assessment requirements are adjusted depending on the height of the slope and corresponding risk.
3. **Revised definitions** – The definitions for **crest**, **toe**, and **adjacent slope** have been revised. A supporting figure is included in this document, with the full definitions available within the updated Zoning and Building Bylaws.
4. **Increased scope** – There are no longer any exemptions for special building types, and the requirements also apply to stand-alone building permits.
5. **Minor survey changes** – The building permit application survey now requires **slope contours at 1m intervals** to support the calculation of the building slope.

Timing

Council approved the bylaw adjustments on Monday, Feb. 28, 2022. The adjustments will be required for any applications submitted after Tuesday, March 1, 2022, and optional for any ‘in-stream’ applications.

Additional Information

Detailed material outlining the various scenarios and corresponding Slope Hazard Assessment requirements is available to support the qualified professional that you will need to hire to complete the report. A new [slope reference layer](#) has also been included within [QtheMap](#).

Contact Information

If you have any questions, please contact:

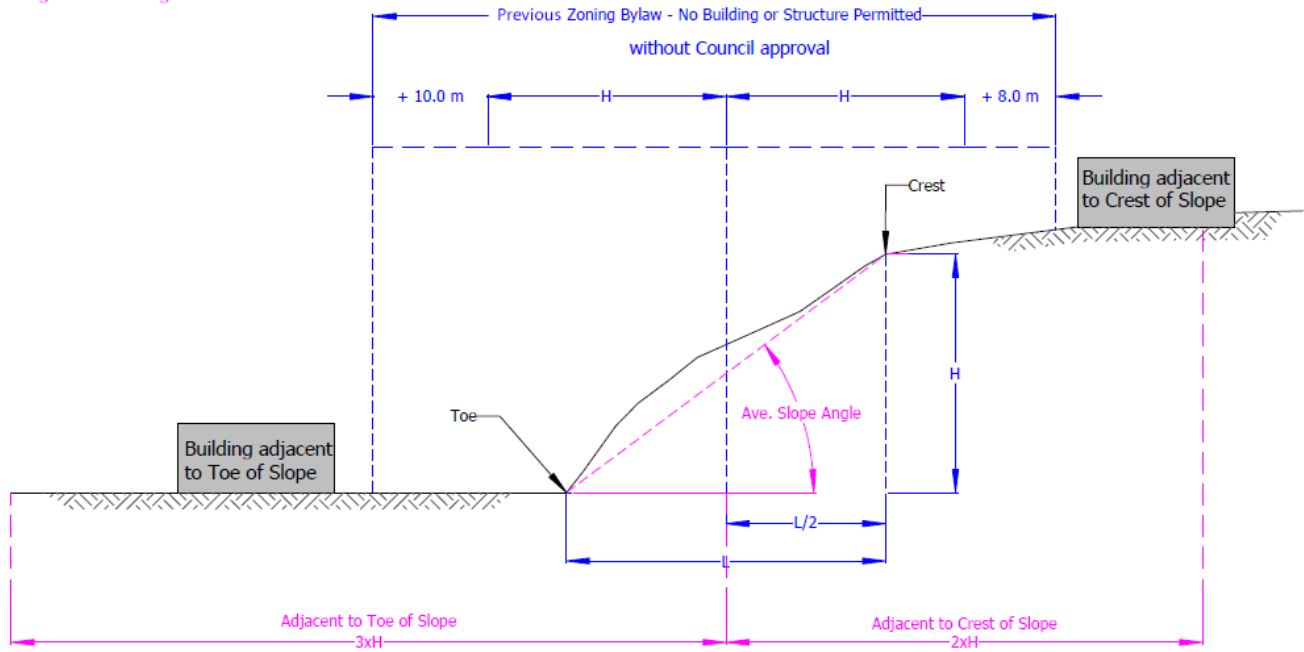
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LEGEND

Previous Zoning Bylaw = Blue Font and Lines

New Regulation = Magenta Font and Lines



New Zoning Bylaw - No Building or Structure Permitted without completion of a Slope Hazard Assessment Report and sign-off by a qualified professional