



RECENT CHANGES TO TOWNHOUSE AND ROWHOUSE DEVELOPMENT



Townhouses and rowhouses provide an important form of housing bridging the gap between single-detached homes and apartments. They can offer more space than many apartments, use land more efficiently than detached housing, and fit well into many established neighbourhoods when appropriately designed.

Port Coquitlam has updated its regulations to support more townhouse and rowhouse housing in suitable locations. The changes modernize zoning and parking regulations, introduce a new rowhouse Official Community Plan (OCP) land use designation, and provide a clearer approval path for certain townhouse developments.

WHY THESE CHANGES MATTER

- Support more family-friendly housing options
- Make townhouse and rowhouse projects more feasible
- Reduce regulatory barriers
- Encourage efficient use of land
- Provide clearer regulations for builders and residents
- Better align housing forms with site conditions
- Support the City's broader housing and growth management goals

NEW RESIDENTIAL TOWNHOUSE 4 ZONE (RTH4)

The City has introduced a new Residential Townhouse 4 zone (RTh4) to support more practical and efficient townhouse projects. The RTh4 zone maintains the existing townhouse height limit while allowing suitable sites to be used more efficiently. It is part of the City's existing family of townhouse zones, with the "4" reflecting its place among the City's current townhouse zoning designations, each suited to different site conditions.

NEW RTH4 ZONE REGULATIONS*

Maximum density	1 dwelling per 170 m ²
Maximum building height	10.5 m
Maximum lot coverage	45%
Minimum front setback	4.0 m
Minimum rear setback	4.0 m
Minimum interior side setback	1.8 m
Minimum exterior side setback	4.0 m
Minimum open space	15 m ² per dwelling
Minimum common space (required for sites with greater than 25 dwellings)	5 m ² per dwelling

*Complete zoning information is available in Zoning Bylaw No. 3630

increased townhouse density and lot coverage



updated outdoor space requirements

reduced front, rear, and interior side setbacks

TOWNHOUSE DEVELOPMENT ON ELIGIBLE RS-ZONED PROPERTIES

The City has amended the zoning regulations to allow RTh4 townhouse development on certain larger RS-zoned properties without requiring a rezoning. To qualify, a property must be zoned RS1, RS2, RS3, or RS4 and meet one of two eligibility pathways.

The intent of this change is to promote opportunities for townhouse development on appropriate RS-zoned lots by reducing the time, cost, and uncertainty associated with a rezoning process.

These changes do not mean every RS-zoned lot can be developed as townhouses. Properties must meet the applicable zoning, OCP designation, lot size, access, servicing, parking, and development permit requirements.

A property can qualify through either of the two pathways below.

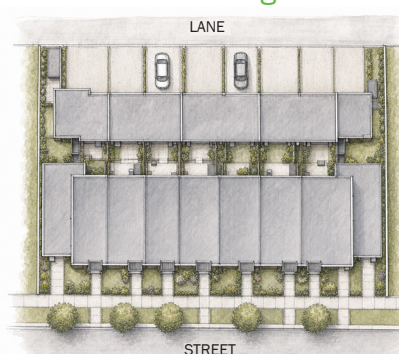
Eligibility Pathway	Eligible OCP land use designation	Property requirements
1	Townhouse	Minimum site area of 1,360 m ²
2	Residential or Small Lot Residential	Minimum site area of 1,360 m ² ; have a lot depth greater than 40 m; abut a collector or arterial road; and, have lane access

NEW ROWHOUSE OCP LAND USE DESIGNATION

The City has created a new Rowhouse OCP land use designation to encourage more rowhouse development in the community. This recognizes that some properties are better suited to rowhouses than traditional townhouse complexes.

Rowhouses are ground-oriented homes arranged along a street, typically with individual front doors facing the road and parking accessed from a rear lane. Unlike townhouse developments, which are arranged around an internal driveway, rowhouses are usually designed to reinforce a street-oriented neighbourhood form.

Rowhouse configuration



Townhouse configuration



UPDATED PARKING RULES

The City has updated parking regulations to provide more flexibility for townhouse and rowhouse design:

- For townhouses, the permitted share of tandem parking has increased from 40% to 50%; and,
- For rowhouses, tandem parking restrictions have been removed.

These changes support narrower, more compact unit designs while continuing to require off-street parking for residents.

WHAT THIS MEANS

For residents

- More housing choice in appropriate locations
- Continued City oversight through zoning, servicing, parking, and development permit requirements
- Not all RS-zoned properties qualify for townhouse
- Rowhouse developments require rezoning processes

For applicants & builders

- A clearer pathway for eligible townhouse sites
- More flexible site planning and parking options
- Reduced need for rezoning in specific circumstances