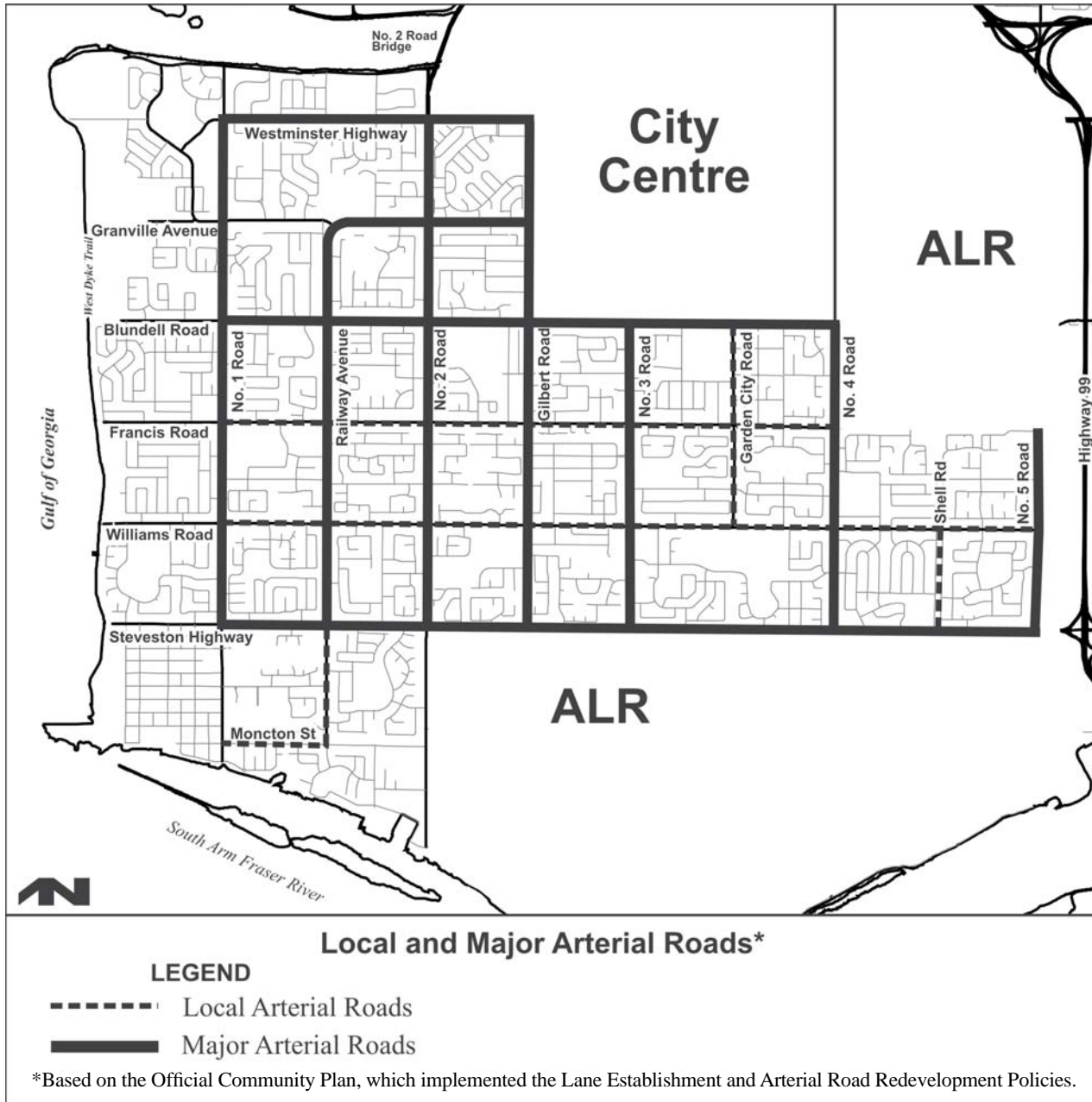


Residential Redevelopment Along Richmond's Arterial Roads



Introduction

The purpose of this brochure is to provide information to Richmond residents, property owners and developers about residential redevelopment along major roads (called arterial roads) in the residential areas of Richmond (see map on reverse for applicable areas).

What is residential redevelopment?

Residential redevelopment occurs when a residential dwelling (usually an older single family home) is replaced by new housing (generally in a more dense form such as smaller single family homes, coach housing, two family dwellings or townhouses). In most cases the first step is to rezone to permit the change in use from a large single family lot to the new, more dense housing form. Council must approve the rezoning of each property.

On what basis is redevelopment approved along arterial roads?

The Official Community Plan (OCP) and Council adopted policies help to guide Council when they make decisions about rezoning changes.

Official Community Plan

The Official Community Plan for Richmond supports providing a variety of housing choices for people at the various ages and stages of their lives. While there is a desire to maintain the single family character of Richmond's existing residential neighbourhoods, this is balanced with an acceptance of the need for a variety of housing forms, compatible with single family housing. A significant amount of this housing is being provided through redevelopment along arterial roads.

Council Adopted Policies

On June 26, 2006, City Council adopted the City's Lane Establishment and Arterial Road Redevelopment Policies. Complete policies are included in the Official Community Plan.

Single-Family Residential Development

Single-family residential redevelopment will be considered along arterial roads as follows:

- where an existing municipal lane is fully operational;
- where a Single-Family Lot Size Policy permits development on the properties fronting the arterial road and the development can connect to an operational lane or an existing side street;
- where a future lane pattern has been started but is not yet fully operational; or
- where a municipal lane can be started and made operational by connecting to an existing side street, lane or possibly the arterial road;

A landscape plan for the front yard must be prepared by a registered Landscape Architect for all single-family rezoning applications. The landscape plan must follow the guidelines provided in the Official Community Plan. The landscape plan must include a cost estimate of the proposed landscaping, including installation costs, which will be used as the basis for a security to be submitted by the applicant to ensure that the landscape plan is complied with.

Multi-Family Residential Development

Multi-family residential redevelopment will be considered along major arterial roads as follows:

- where there is a predominant presence of other previously approved development of a similar nature;

- where at least 50% of the lots along that section have redevelopment potential;
- on a land assembly with at least 50 m (165 ft) frontage;
- where public transit is available; and
- where the proposed development is within walking distance of commercial services or City community centre.

Multi-family residential redevelopment will be considered along local arterial roads on a land assembly with at least 40 m (130 ft.) frontage as follows:

- on the north side of Williams Road between No. 3 Road and Ash Street;
- on the south side of Williams Road between No. 3 Road and No. 4 Road;
- on Garden City Road between Dixon Avenue and Dayton Avenue.

Multi-family residential redevelopment will only be considered where an application is not the first one in the block (on the same side of the street). Additional public consultation requirements, building scale and setback requirements also exist in the Official Community Plan for all new multi-family residential development applications along arterial roads.

For further information about redevelopment options for a particular property contact the Zoning Enquiry Line at 604-276-4017.