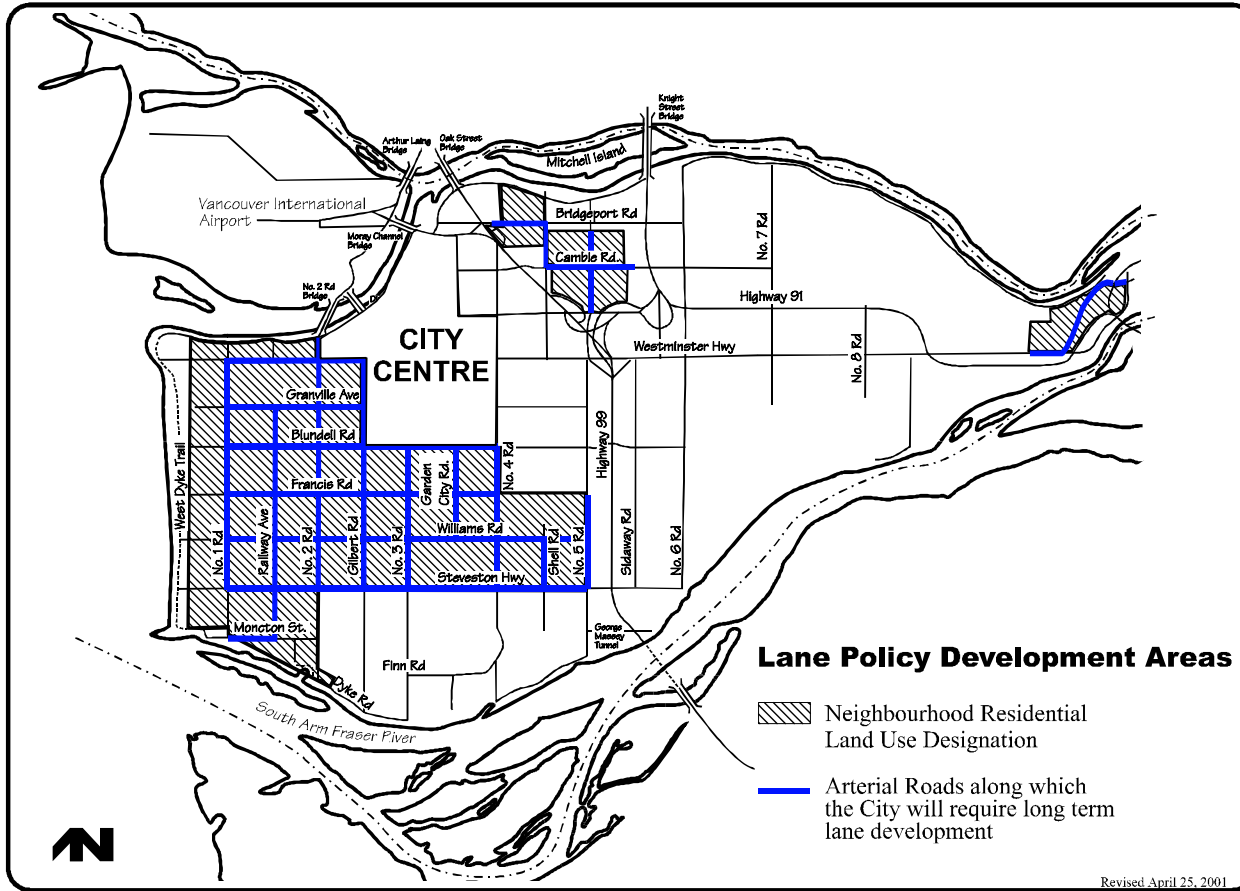


# Residential Redevelopment Along Richmond's Arterial Roads



## 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

There are two policies which have been adopted by Council which more specifically guide where and how residential redevelopment occurs:

### Arterial Road Redevelopment Policy (Arterial Policy)

The Arterial Policy supports redevelopment along arterial roads as follows:

- Areas around Neighbourhood Centres (eg, the Blundell Shopping Centre) are encouraged to redevelop into small villages which are the focal points of the neighbourhoods by providing transit options, services for the local residents, jobs and a variety of housing choices. In these areas townhouses and potentially small apartments are encouraged.
- For lots along an arterial road but not near a Neighbourhood Centre the following options may be available:
  - small single family lots with a minimum width of 30 or 33 feet;
  - duplexes on a minimum 9,300 square foot lot;
  - small single family lots with a coach house above the garage; and
  - low density townhouses.

### Lane Establishment Policy (Lane Policy)

The Lane Policy requires a rear 6m or 20 foot wide lane to be dedicated and paid for by the applicant when a lot is redeveloped along an arterial road. One of the reasons for the lane is to remove individual driveway accesses from the arterial roads to protect the function of the arterial road in order to move large volumes of traffic as safely as possible.

Other benefits of the lane include:

- Uninterrupted sidewalks;
- Continuous green boulevards; and
- More front yard green space.

In some cases a rear lane may not be required or will not be constructed until a later date. These details are determined with each application.

In all cases, no new accesses to the arterial are permitted and the new garages are built at the rear of the property.

**For further information about redevelopment options for a particular property contact the Zoning Enquiry Line at (604) 276-4017 or (604) 276-4016.**



*Small lot single-family*



*Coach House*



*Townhouses*