

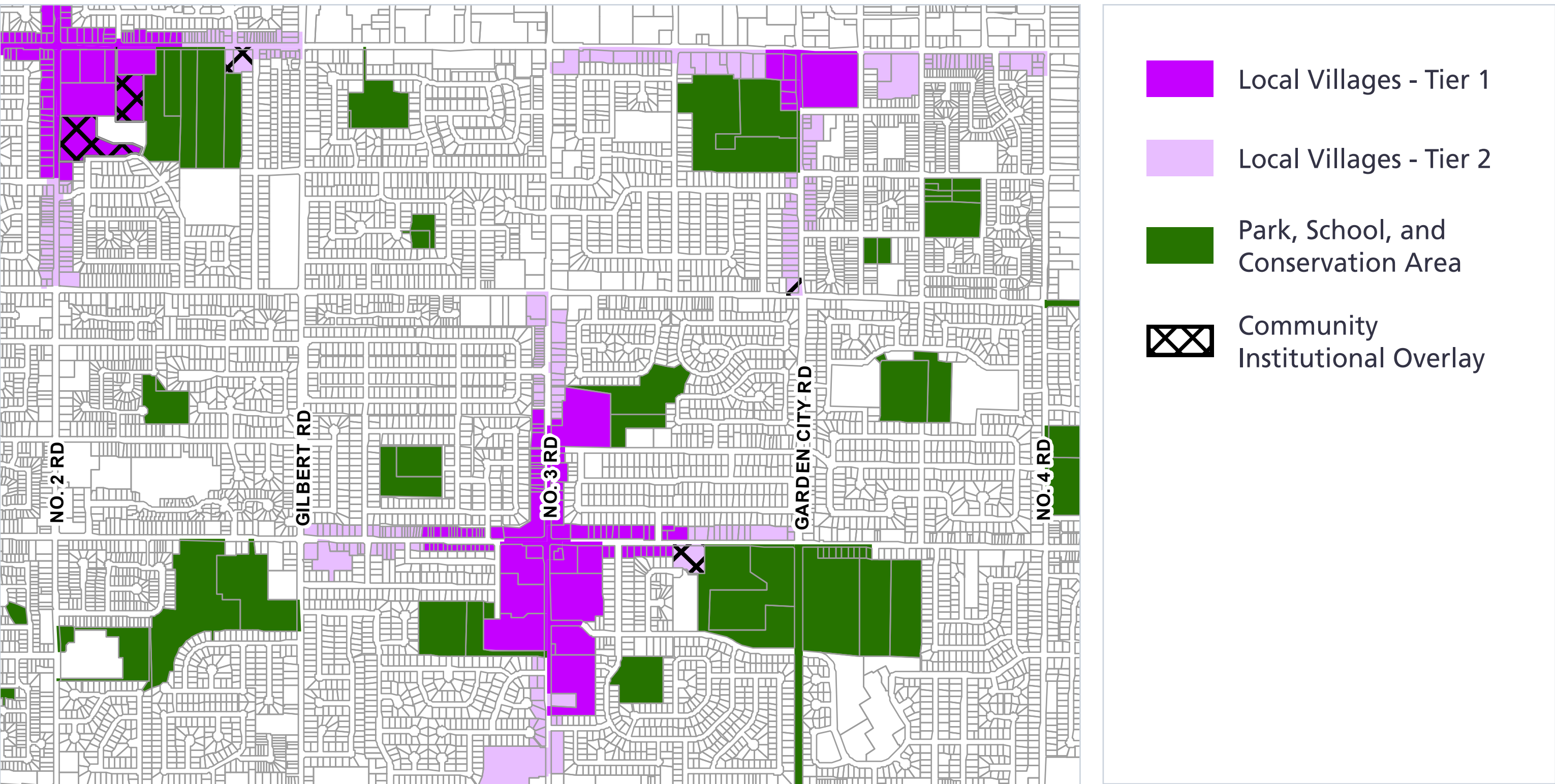
# Neighbourhood Type: Local Villages

## What are Local Villages?

Those areas centred on existing shopping precincts where mid-rise, mixed-use and residential development is encouraged to support walkable, transit-oriented community hubs with amenities, shops (including healthy food stores), jobs, and attractive housing options for existing and future residents.

## Why?

Richmond’s suburban shopping centres provide important community services, but are car-dependent and largely disconnected from nearby housing. New mixed-use, village-type development in these areas will make it possible for more people to meet their daily needs within a short walk, roll or bike ride from home. And, new multi-family housing will support more lively, economically viable and inclusive communities, and more opportunities for residents to stay in their neighbourhoods as their needs change (e.g., young adults, families with children, seniors).



Sub-Types	Tier 1		Tier 2
	Mixed Tenure	100% Rental	Mixed Tenure
Predominant uses	<ul style="list-style-type: none"><li>Mixed use</li><li>Apartment<sup>(1)</sup></li><li>Commercial<sup>(2)</sup></li></ul>	<ul style="list-style-type: none"><li>Apartment<sup>(1)</sup> (not along a “High Street”)</li></ul>	<ul style="list-style-type: none"><li>Apartment<sup>(1)</sup></li><li>Limited mixed-use to meet community need</li></ul>
Typical heights	Up to 4 storeys	Up to 6 storeys with increased affordability	Up to 4 storeys
Typical density	1.5 FAR including 0.3 FAR commercial	Varies	1.2 FAR
Purpose-built rental buildings	Up to 6 storeys with increased affordability	Required	Up to 5 storeys with increased affordability

(1) Includes below-market and market rental housing. Small projects may choose to pay cash in-lieu.  
(2) Along designated “High-Streets”, pedestrian-oriented shops and restaurants are encouraged at grade to contribute to a vibrant public realm. (Uses requiring privacy, such as medical offices, are discouraged.)



## Local Villages 2050 Vision Highlights

- New housing, including market and below-market rental, typically will be cost-effective 4-6 storey wood construction.
- A pedestrian-friendly “high street” will be the focus for shopping in each village.
- Village-scale community facilities will enhance equitable service access.
- New buildings and infrastructure will be energy efficient and use low carbon district energy where financially feasible.
- The urban forest will be expanded and enhanced.
- An expanded network of trails, pedestrian-friendly streets and privately owned/ publicly accessible spaces and natural areas will put everyone in easy reach of parks, schools and amenities.
- Developer-funded amenities will help meet growth-driven demand for new community facilities.
- Priority will be placed on improving transit services through compact growth, improved connectivity (walking, rolling, cycling) and enhanced accessibility.

## Future Study: Downtown, Local Village and Neighbourhood Plans

**Purpose:** To understand how residents envision the future of their local communities, prepare clear frameworks for positive change and development, and guide updates to existing Area Plans.