

## **Arterial Road Row House Development Requirements**

All row house developments in Central Richmond and Steveston on the arterial roads shown on the Arterial Road Housing Development Map, should meet the following development requirements.

### **Land Assembly**

1. Involve a land assembly with at least 19.65 m (64 ft.) frontage on an arterial road; or involve a land assembly including a corner lot with a minimum overall development site frontage of 21.45 m (70 ft.) along an arterial road; in order to facilitate a subdivision to accommodate a minimum of three (3) row house lots.

### **Residual Sites**

2. Leave a residual site for future row house development with at least 19.65 m (64 ft.) frontage along an arterial road for an internal site and at least 21.45 m (70 ft.) frontage along an arterial road for a corner site.

### **Lot Configuration**

3. Minimum lot depth must be at least 30 m (98 ft.) after lane dedication, where applicable.

### **Density**

4. The maximum density for row house developments is 0.6 FAR.

### **Lane Access**

5. Vehicle access should be from a functional municipal lane.

### **Public Consultation**

6. Include public consultation prior to Public Hearing where determined by Richmond City Council or City staff (e.g., if the site is the first row house development on that block of the arterial road; if it is expected that the surrounding property owners will want input into the development; if variances to any planning policy and/or zoning bylaw are being proposed; etc.).

### **Development Permit**

7. A Development Permit is required for all row house developments.