

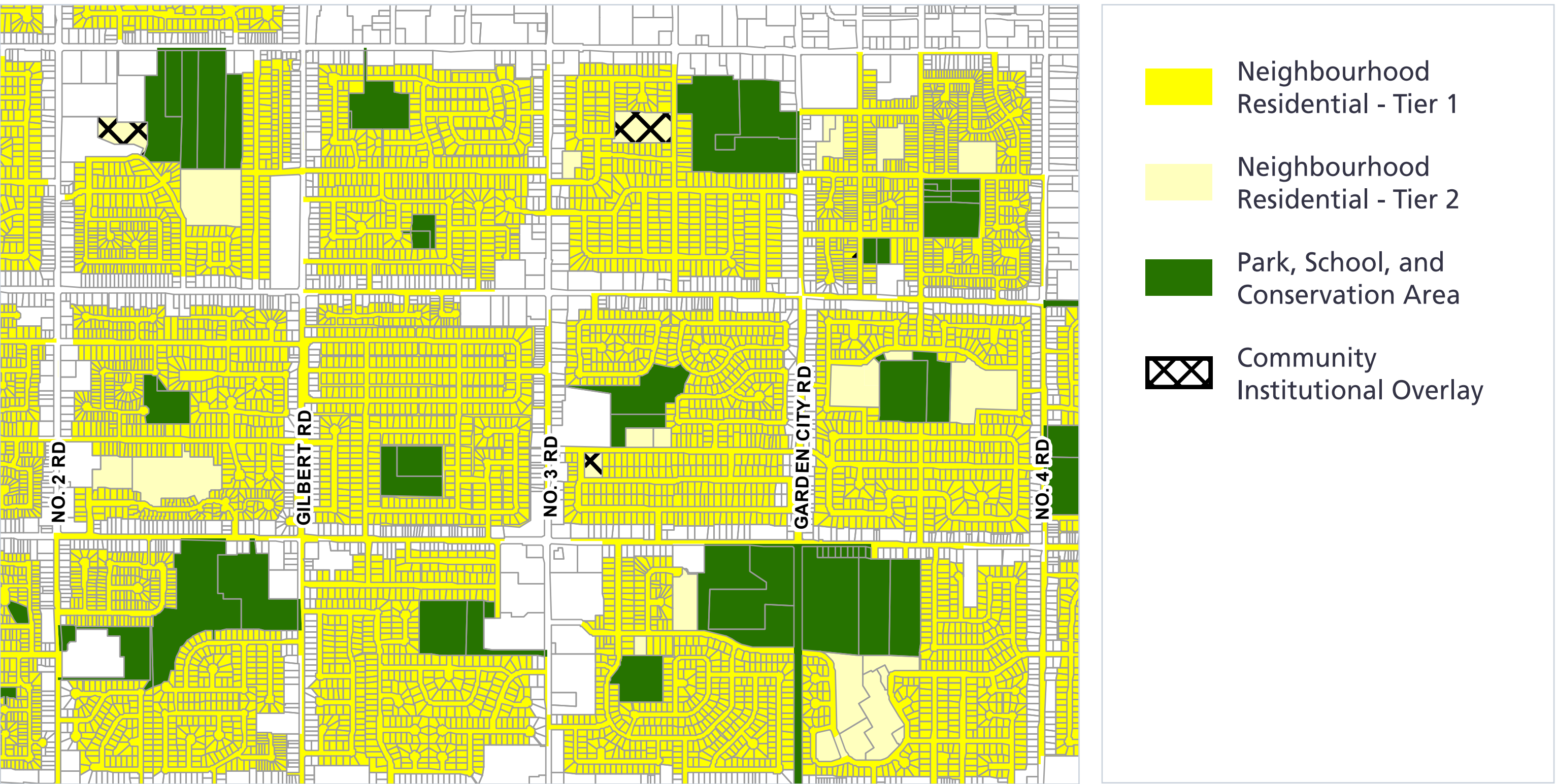
Neighbourhood Type: Neighbourhood Residential

What are Neighbourhood Residential Areas?

Those areas characterized by house-scale single-detached and multiplex dwellings, together with pockets of townhouses and low-rise apartments, and dispersed neighbourhood-serving amenities (e.g., child cares and corner stores) for existing and future residents

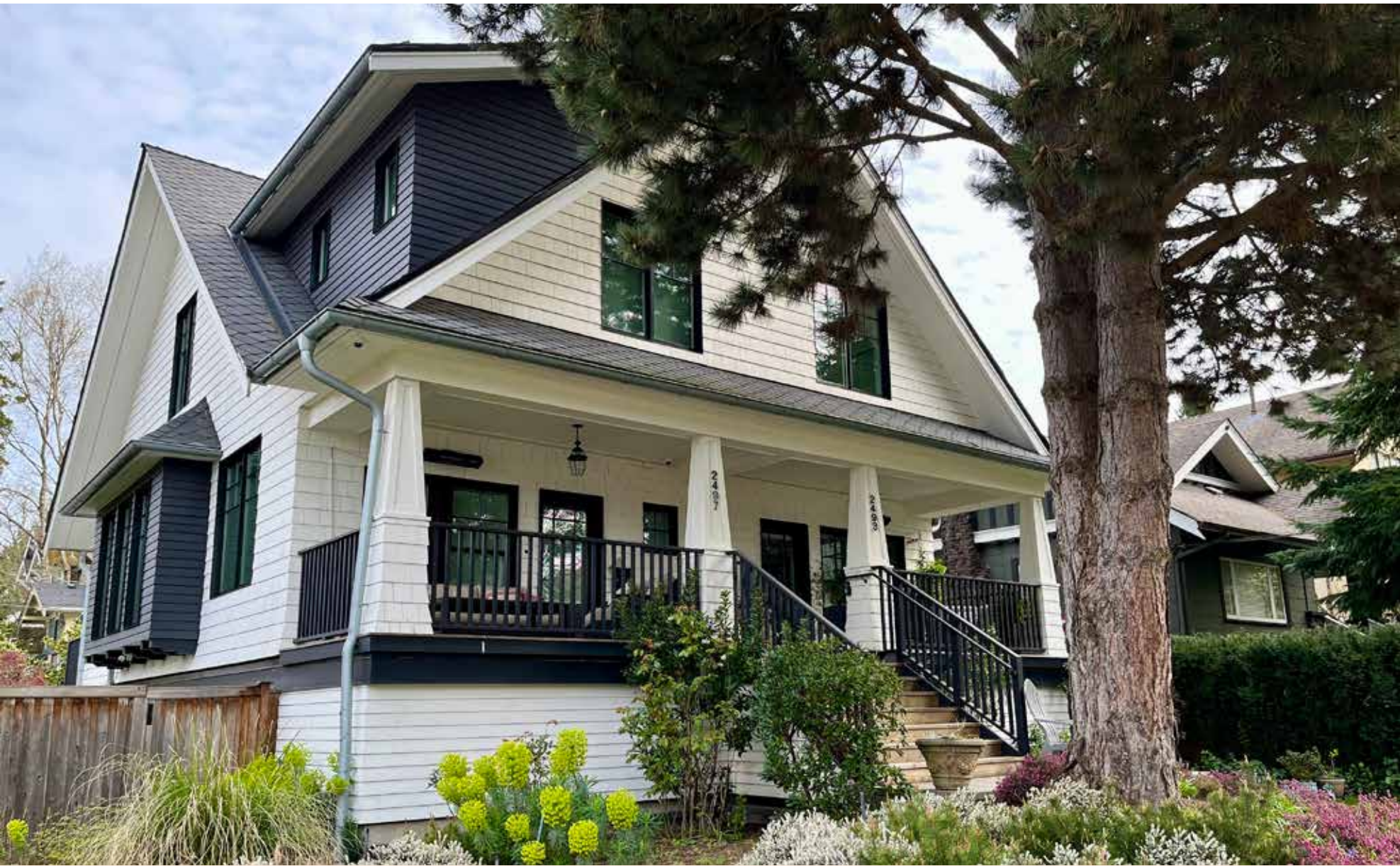
Why?

In 2024, as required by the Province’s Small-Scale Multi-Unit Housing (SSMUH) legislation (Bill 44), almost 27,000 single-family and duplex lots were rezoned to allow up to 3, 4 or 6 units each. In addition to SSMUH, many areas include older townhouses and low-rise apartments that are nearing their end of life and could be redeveloped to add new housing options (including replacement units) in a form that respects local character.



Sub-Types	Tier 1 Lots ≤ 4,046 m ² (1 ac.)	Tier 2 Lots > 4,046 m ² (1 ac.)
Predominant uses	• SSMUH (e.g., houses, duplexes, multiplexes)	• Townhouse ⁽¹⁾⁽²⁾ • Rental apartment ⁽²⁾
Typical heights	2 ½ storeys	3-4 storeys ⁽³⁾
Typical density	Up to 3, 4 or 6 units / lot ⁽⁴⁾	1.2 FAR
Purpose-built rental buildings	Lots with 6 units must include 1 below-market rental unit or pay cash-in-lieu	Up to 6 storeys with increased affordability

(1) Includes below-market and market rental housing. Small projects may choose to pay cash in-lieu.
(2) Large developments may include small, local-serving commercial uses and/or amenities (e.g., child care).
(3) Height may vary based on site size and the ability to provide an attractive transition to lower height neighbours.
(4) The permitted number of SSMUH units per lot varies with lot size and proximity to a bus stop with frequent service.



Neighbourhood Residential 2050 Vision Highlights

- House-scale dwellings, townhouses and complementary housing types will increase housing options.
- Large developments will support new and existing residents with small, local-serving commercial.
- Housing diversity will enhance community equity and inclusiveness.
- New buildings and infrastructure will be energy efficient.
- 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.
- Large developments may provide child care and other local-serving uses.
- Priority will be placed on encouraging walking, rolling, biking and transit use with pedestrian- and bike-friendly streets and a connected network of paths and trails.

Future Study: Form and Character Policies and Guidelines

Purpose: To guide parking improvements, small-lot townhouse development options, and site-specific large-lot development.

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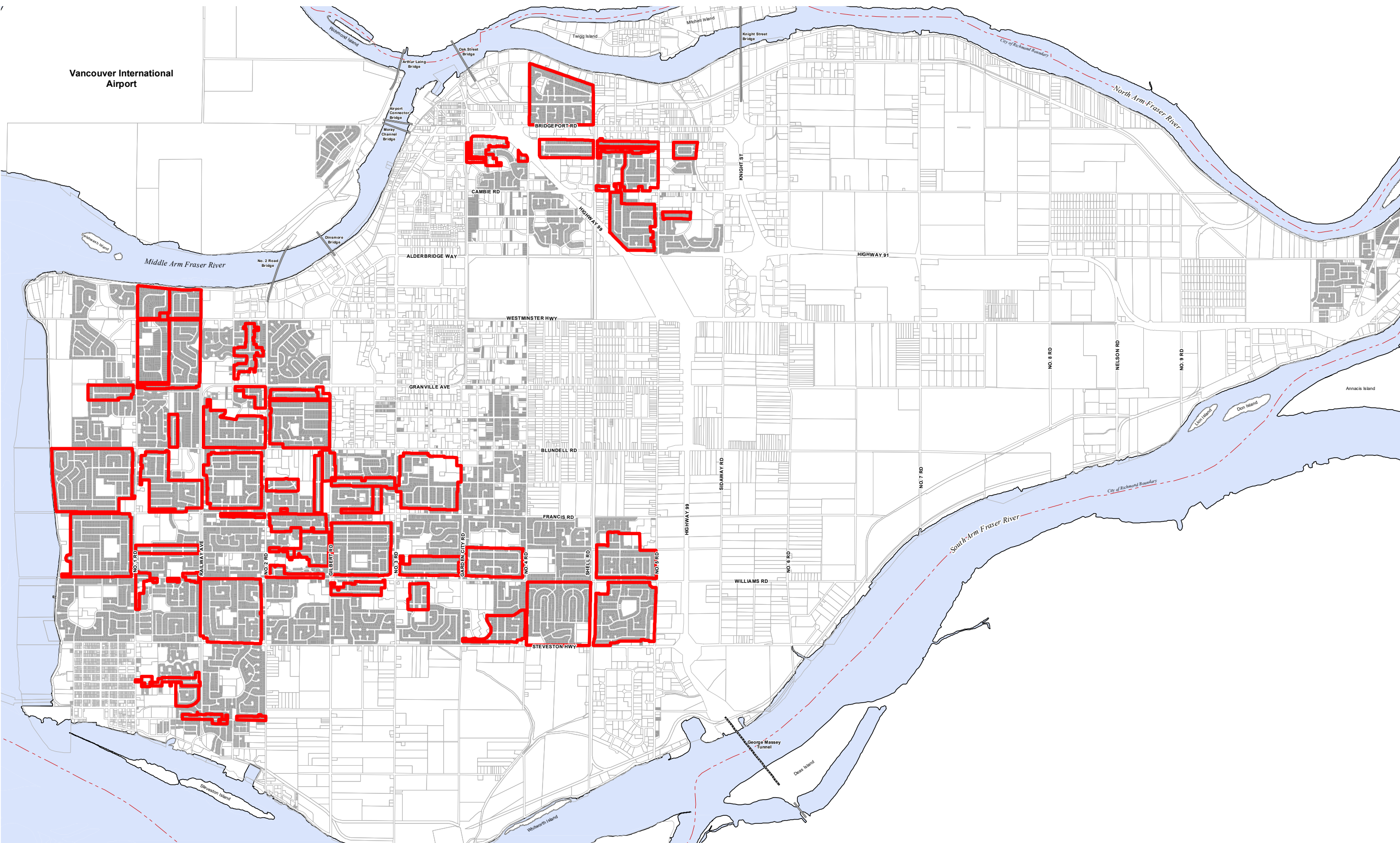
Subdivision Policy for Small-Scale Multi-Unit Housing (SSMUH)

What is this policy?

In June 2024, Richmond Council rezoned almost 27,000 single-family and duplex lots to permit Small-Scale Multi-Unit Housing (SSMUH). As a result, existing policies guiding minimum lot sizes must be updated. In general, the proposal consolidates existing policies without altering the ability to subdivide.

Why?

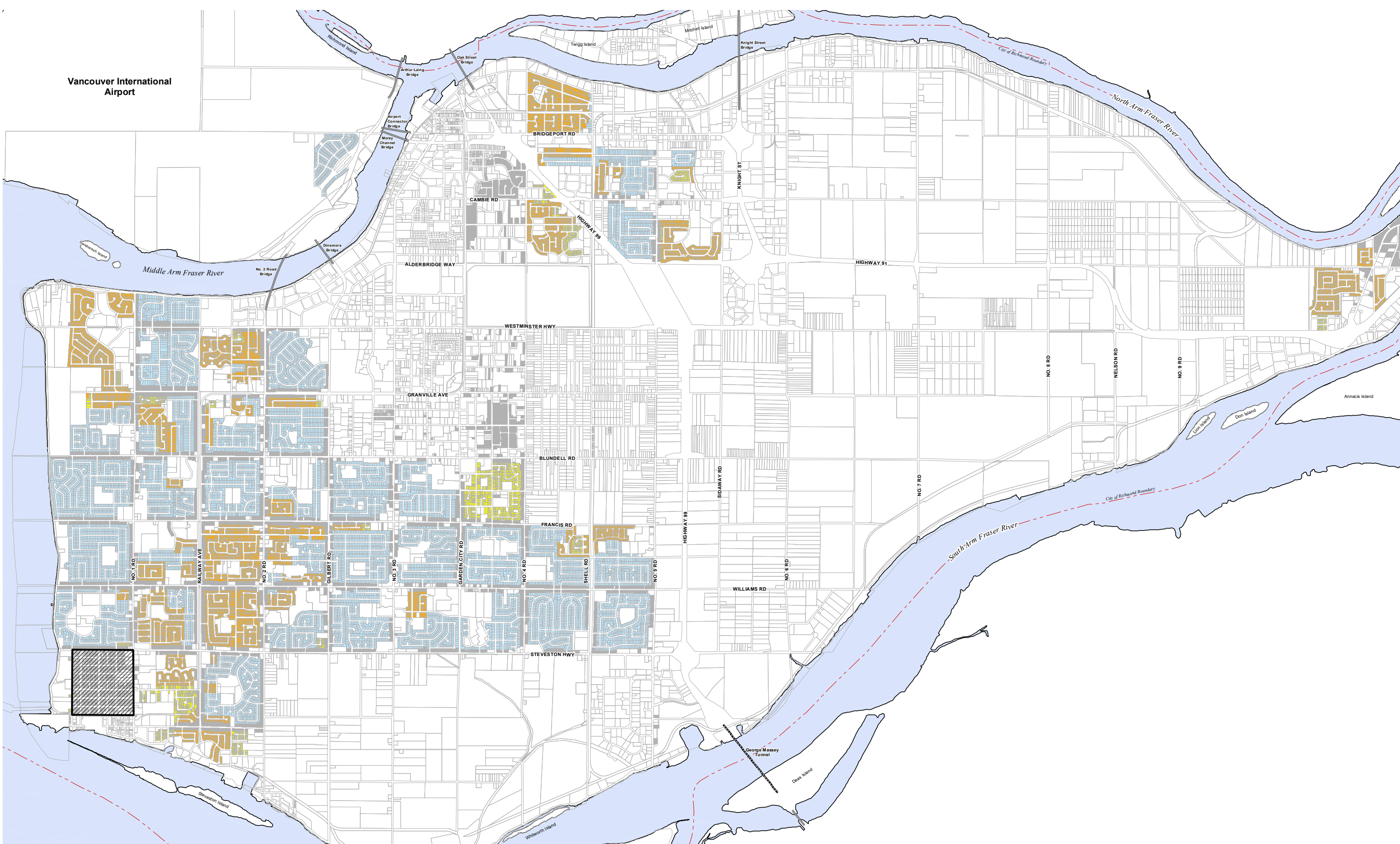
SSMUH applies to lots $\leq 4,046 \text{ m}^2$ (1 ac.) in size. An owner may subdivide a SSMUH lot if the new lots comply with the property's SSMUH zoning (i.e., RSM/Small, RSM/Medium, RSM/Large, RSM/X-Large). Existing policies guiding subdivision where the resulting lots are smaller than what the zoning permits do not apply to SSMUH lots and are fragmented. A consolidated approach will make the rules more consistent, clear and easy to use.



Today




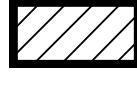

- There is no policy guiding subdivision of SSMUH lots.
- 55 areas have out-of-date single-family lot size policies, while other lots never had a lot size policy.
- Out-of-date lot size policies permit similar lot sizes to those specified in the City's SSMUH zone (RSM).
- Duplex-zoned lots may subdivide regardless of the resulting lot sizes.

 55 out-of-date policies  Lots without policies



Proposed

- Small, Medium and Large lot sizes (minimum) are based on the City's SSMUH zone (RSM).
- The proposal generally consolidates out-of-date policies without altering the ability to subdivide.
- Duplex-zoned lots may still subdivide regardless of the resulting lot sizes.

Min. Lot Size	Width	Area	
 Small	9.0 m	270 m ²	 Other Neighbourhood Types apply (e.g., Downtown Perimeter)
 Medium	12.0 m	360 m ²	 Steveston Extension Area (lot size policy does not apply at this time)
 Large	18.0 m	550 m ²	