



Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw  
(Lane Establishment and  
Arterial Road Redevelopment Policy Review)

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Official Community Plan Bylaw 7100, Schedule 1, is amended by adding the following objective, policies and map in Section 3.2 Housing:

**OBJECTIVE 3:**

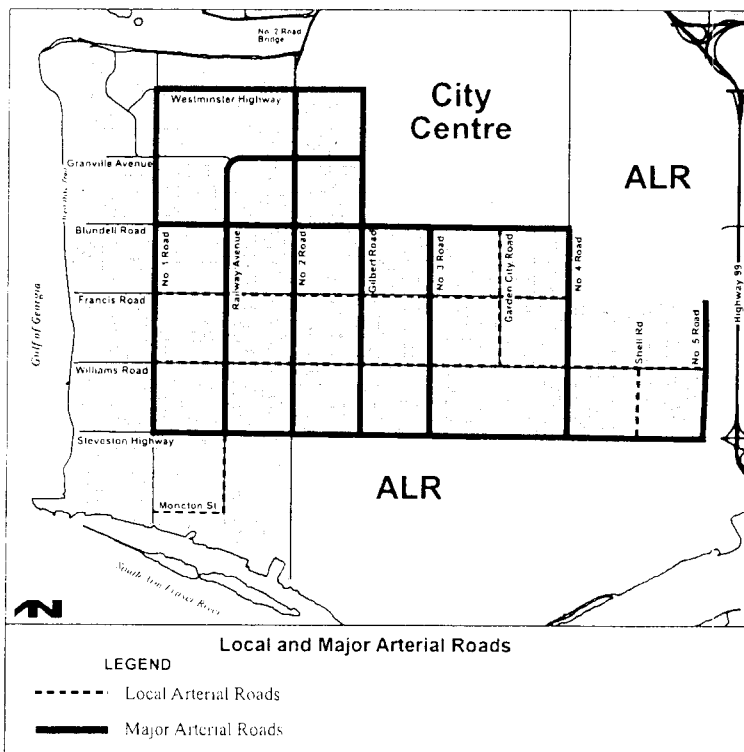
Implement the recommendations of the review of the City’s Lane Establishment and Arterial Road Redevelopment Policies.

**POLICIES:**

**Major and Local Arterial Roads in West Richmond**

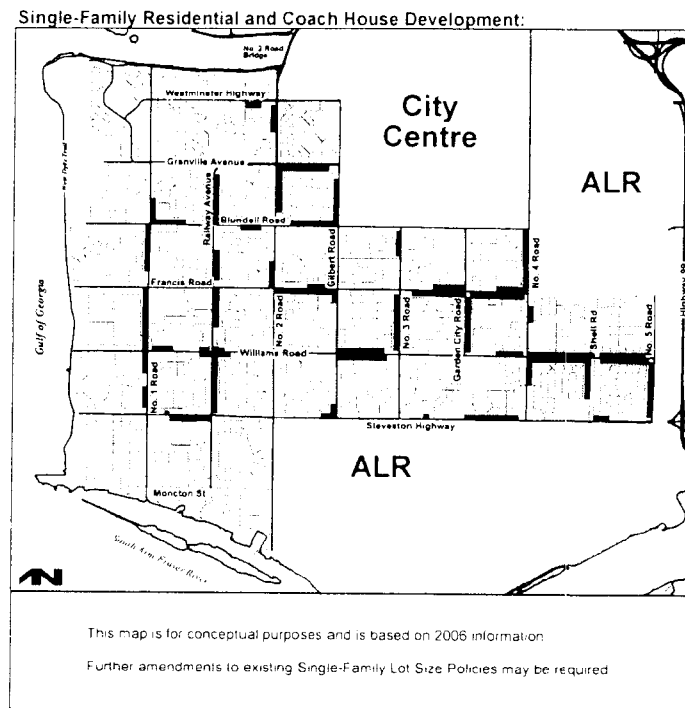
- a) As reflected on the following map, a distinction is made between major arterial roads and local arterial roads located outside the City Centre Area within West Richmond.

Major and Local Arterial Roads:



**Single-Family Residential Development (Rezoning Applications)**

- b) Single-family residential and coach house development will be encouraged to locate where an existing municipal lane is fully operational.
- c) Single-family residential and coach house development will also be considered where:
  - i) 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;
  - ii) a future lane pattern has been started but the lane is not yet fully operational; or
  - iii) a municipal lane can be started and made operational by connecting to an existing side street, lane or possibly the arterial road.
- d) Coach house development will be permitted where lots are only 24 m (80 ft) deep without a fully operational lane (e.g. Williams Road between Nevis Drive and Dunoon Drive).



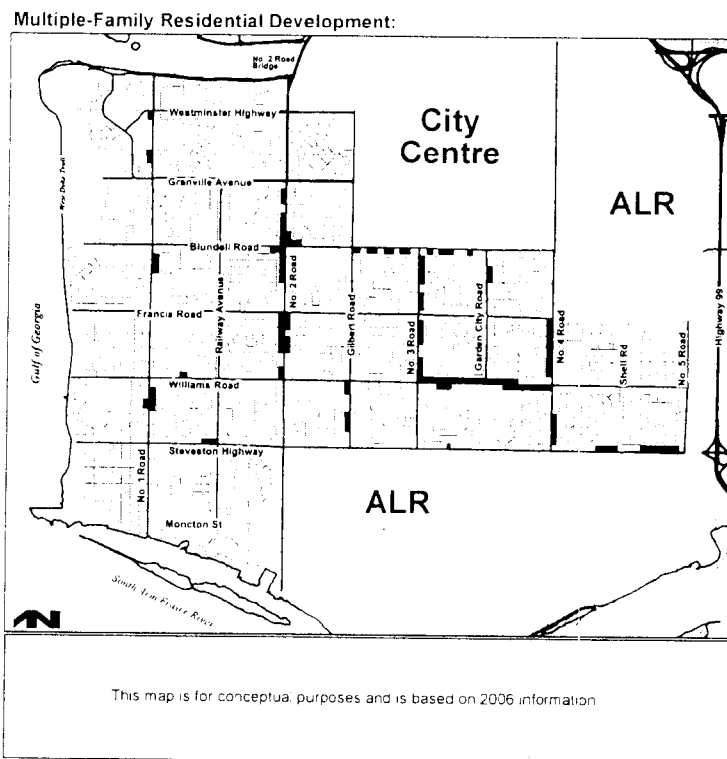
- e) Single-family residential and coach house development will not be considered where:
  - i) a Single-Family Lot Size Policy places restrictions on the properties fronting an arterial road or where it will be difficult for the development to connect to an operational lane or an existing side street in spite of the Single-Family Lot Size Policy;
  - ii) lane access to an existing side street is not possible because of existing development or property configurations; or

- iii) a property backs onto an arterial road and has its address from an internal road.
- f) A landscape plan must be prepared by a registered Landscape Architect as a condition of adoption for the front yard along the arterial road for all single-family residential and coach house rezoning applications. The Landscape Architect must also submit a cost estimate of the proposed landscaping, including installation costs, which will be used as security to ensure that the Landscape Plan is complied with.
- g) In preparing a landscape plan, the following items must be addressed:
  - i) the grade between the City's sidewalk and the landscaping along the front property line should be the same;
  - ii) wherever possible, a grassed strip with at least one deciduous tree (minimum 5 cm or 2 inch calliper) per lot should be installed along the front property line;
  - iii) in addition to the aforesaid landscaping along the front property line, one deciduous tree (minimum 5 cm or 2 inch calliper) or one coniferous tree (minimum height 2 m or 6.5 ft) is to be planted on each lot in the front yard;
  - iv) fencing in the front yard is limited to a maximum height of 1.2 m (4 ft) and must be pickets, wickets or post-rail rather than solid panels;
  - v) fencing should look to incorporate flower beds, flowering shrubs and other low lying landscaping to provide improved articulation;
  - vi) decorative arbours/brackets/trellis features may be used to further articulate the fencing provided that they are in scale with and totally complimentary to the fencing details;
  - vii) all front yard areas between the single-family residence or coach house and the front property line must be planted with a combination of lawn, flower beds, flowering shrubs and ground cover to provide seasonal interest and water permeability;
  - viii) if shrubs are planted in the front yard, they must be of a low height that will not exceed 1.2 m (4 ft) and must be located behind any fencing on the front property line;
  - ix) walkways/pathways from the arterial road to the entrance of the single-family residence or coach house are to consist of aggregate concrete, stamped concrete, paving stones, pervious paving or a combination of the above, and not asphalt materials.

#### **Multiple-Family Residential Development (Rezoning Applications)**

- h) Multiple-family residential development on a local arterial road will only be permitted because of the proximity of a neighbourhood service centre and/or a City community centre on:
  - the north side of Williams Road between No. 3 Road and Ash Street;
  - the south side of Williams Road between No. 3 Road and No. 4 Road; and
  - Garden City Road between Dixon Avenue and Dayton Avenue.

- i) Infill multiple-family residential development will be permitted on major arterial roads where there is a predominant presence of other previously approved development of a similar nature.
- j) New multiple-family residential development will only be considered:
  - i) along a major arterial road (and those portions of a local arterial road noted above);
  - ii) on a land assembly with at least 50 m (165 ft) frontage (40 m or 130 ft on the above-noted local arterial roads);
  - iii) where the application is not the first one in the block to introduce a new form of development along that section of the major arterial road;
  - iv) at least 50% of the lots along that section of the major arterial road have redevelopment potential (i.e. a frontage of over 18 m or 60 ft and/or a house over 10 years old);
  - v) public transit is available on the major arterial road; and
  - vi) the development is within walking distance (e.g. 800 m or 2,625 ft) of commercial services or City community centre.



- k) All new multiple-family residential rezoning applications will be required to go through a public consultation process unless one has already been undertaken by a previous application in that block.

The applicant will be required to undertake this public consultation process, including the preparation of a development concept plan of the development potential along that section of the major arterial road and any shared access to adjacent sites, to the satisfaction of City staff.

- 1) Multiple-family residential development along arterial road shall meet the following requirements:
  - i) assembly of larger sites, specifically: a minimum 40 m (130 ft) frontage on local arterial roads and a minimum of 50 m (165 ft) frontage on major arterial roads;
  - ii) step down to a maximum of 2<sup>1</sup>/<sub>2</sub> storey height along side yards and at the internal drive aisle entrance;
  - iii) shall not have any 3 storey heights along the rear yard interface with single-family housing; and
  - iv) have variable rear yard setbacks based on the development height, specifically: 4.5 m (15 ft) for 2 storeys and 6 m (20 ft) for 2<sup>1</sup>/<sub>2</sub> storeys.
- 2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8063".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAY 08 2006

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JUN 13 2006

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JUN 19 2006

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JUN 19 2006

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CITY OF RICHMOND
APPROVED by
HB
APPROVED by Manager or Solicitor
<i>J.L.</i>

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MAYOR

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CORPORATE OFFICER