



City of Richmond

Memorandum Planning and Development Division Development Applications Department

To: Planning Committee
From: Wayne Craig
Director of Development
Re: Row Houses

Date: October 28, 2015
File: 08-4057-01

On September 9, 2015, Planning Committee directed staff to provide the Committee with information on and examples of row housing. The purpose of this memorandum is to provide Planning Committee with a definition of row housing, references to current City's policy, and examples of row housing developments in other municipalities within Metro Vancouver.

Row housing means a row of at least three (3) side-by-side dwelling units, which shares a party wall with an adjoining dwelling unit, and each unit is located on its own fee simple lot which abuts a street and a lane. While the form of row housing is similar to townhouses, the independent fee simple ownership makes row housing different from townhouses.

The Official Community Plan (Bylaw 9000) adopted on November 19, 2012 establishes a policy under Section 3.3 *Diverse Range of Housing Types, Tenure and Affordability* that encourages fee simple row houses where there is lane access on a development site with at least 30 m lot depth, and located within walking distance of a Neighbourhood Service Centre. While staff has received inquiries on row housing on Richmond, no rezoning application to facilitate row housing development has been received to date.

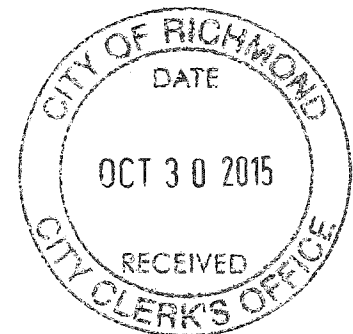
A number of municipalities within Metro Vancouver (i.e., Langley, New Westminster, Port Coquitlam, Surrey, Vancouver, etc.) permit row house developments. Please see Attachment 1 for images of two (2) developments in the Township of Langley.

As part of the ongoing Arterial Road Policy review, staff will be bringing forward additional policies to clarify where row houses may be developed and under what conditions and criteria.

If you have any questions, please contact me directly at 604-247-4625.


Wayne Craig
Director of Development

EL:blg



Billy Brown Road, Langley – 4 unit cluster



Aerial View



Streetscape



Back Lane

80 Avenue, Langley – 6 unit cluster



Aerial View



Streetscape



Back Lane