



Welcome

**Arterial Road
Policy Update**

**OPEN
HOUSE**

Introduction

Purpose

The purpose of the proposed Official Community Plan (OCP) Arterial Road Policy changes is to clarify the policy and identify suitable areas:

- 1. for townhouse development;
- 2. for front-back duplex development with driveway access to a rear lane;
- 3. for front-back duplex and/or triplex developments with driveway access to the fronting arterial road; and
- 4. for row house developments with driveway access to a rear lane.

Background

Since 1999, the existing OCP Arterial Road Policy has encouraged residential densification along certain arterial roads (with good access to transit service) by allowing:

- townhouses without a lane, and
- compact lots (e.g., 9 m or 30 ft. wide single detached and coach house) with a rear lane.

The last Arterial Road Policy review was in 2012.

Council has directed staff to complete a review of the policy.



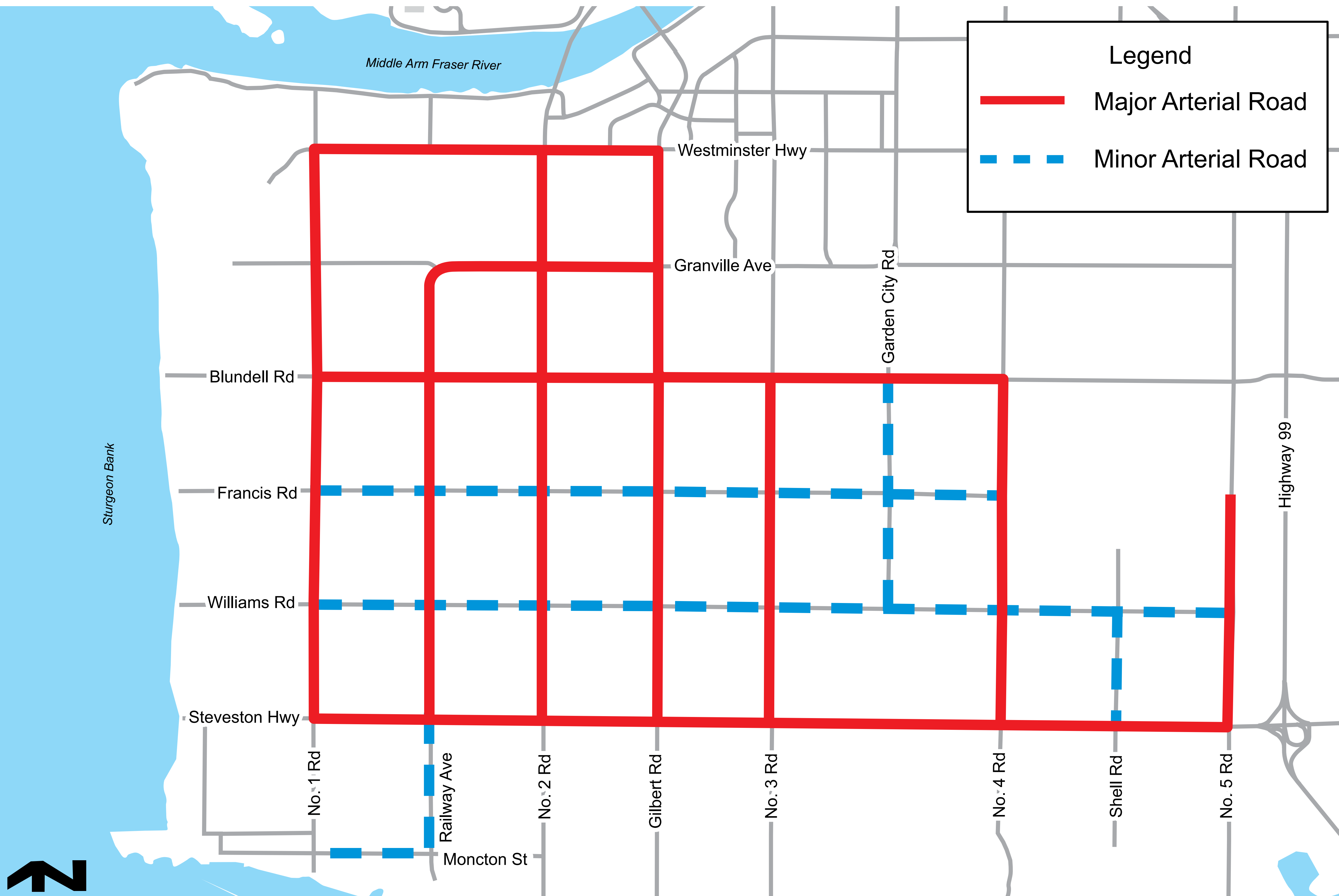
Population and Dwelling Unit Implications of the Arterial Road Policy

The Arterial Road Policy has been part of the OCP since 1999 and is an accepted way to accommodate the City's share of normal regional growth outside of the City Centre.

Staff estimate that the Arterial Road changes may enable approximately 1,620 arterial road properties to accommodate approximately 6,115 new dwelling units and approximately 17,600 residents in a variety of ground orientated housing forms.

This is an approximately 12,200 increase in population, which is approximately 40% of the expected population growth outside City Centre between 2011 and 2041 envisioned in the OCP.

Arterial Roads Included in Policy



Current Arterial Road Policy

Objective

Direct appropriate development onto certain arterial roads outside the City Centre.

1. Arterial Road Map

The 2041 OCP Arterial Road Policy only applies to those arterial roads in Central Richmond and Steveston shown on the Arterial Road Map.

2. Additional New Arterial Road Areas

Additional new areas to the Arterial Road Policy outside Central Richmond and Steveston may be considered when the applicable Area Plans are updated.

3. Areas Not Within Arterial Road Policy

The Arterial Road Policy applies only to arterial roads shown on the Arterial Road Map.

4. Arterial Road Development Map

The Arterial Road Development Map will be used to guide townhouse, compact lot and coach house development.

5. Additional New Townhouse Areas (Not on Arterial Road Development Map)

Townhouse development on arterial roads may be considered in additional areas not identified on the Arterial Road Development Map if the townhouse development is within:

- a) 800 m (2,625 ft. or 10 minute walk) of a Neighbourhood Centre; or
- b) 800 m (2,625 ft. or 10 minute walk) of a City Community Centre; or
- c) 400 m (1,312 ft. or 5 minute walk) of a Commercial Service use; or
- d) 400 m (1,312 ft. or 5 minute walk) of a Public School; or
- e) 400 m (1,312 ft. or 5 minute walk) of a Park on City or School Board lands.

6. No Townhouse Development

Townhouse development will not be considered on sites identified for Arterial Road Compact Lot Coach House on the Arterial Road Development Map, except if the proposed townhouse development is within 800 m of a Neighbourhood Centre where there is an existing fully operational municipal lane.

7. Additional New Compact Lot and Coach House Areas (Not on Arterial Road Development Map)

Compact lot and coach house development on arterial roads may be considered in additional areas not identified on the Arterial Road Development Map if the compact lot and coach house development is located outside a Single Family Lot Size Policy and there is an existing fully operational municipal lane.

8. No Compact Lot and Coach House Development

Compact lot and coach house development will not be considered on sites identified for Arterial Road Townhouse Development on the Arterial Road Development Map.

9. Granny Flat Locations

Granny flat on arterial roads may be considered on sites that do not have potential for a townhouse, compact lot or coach house development.



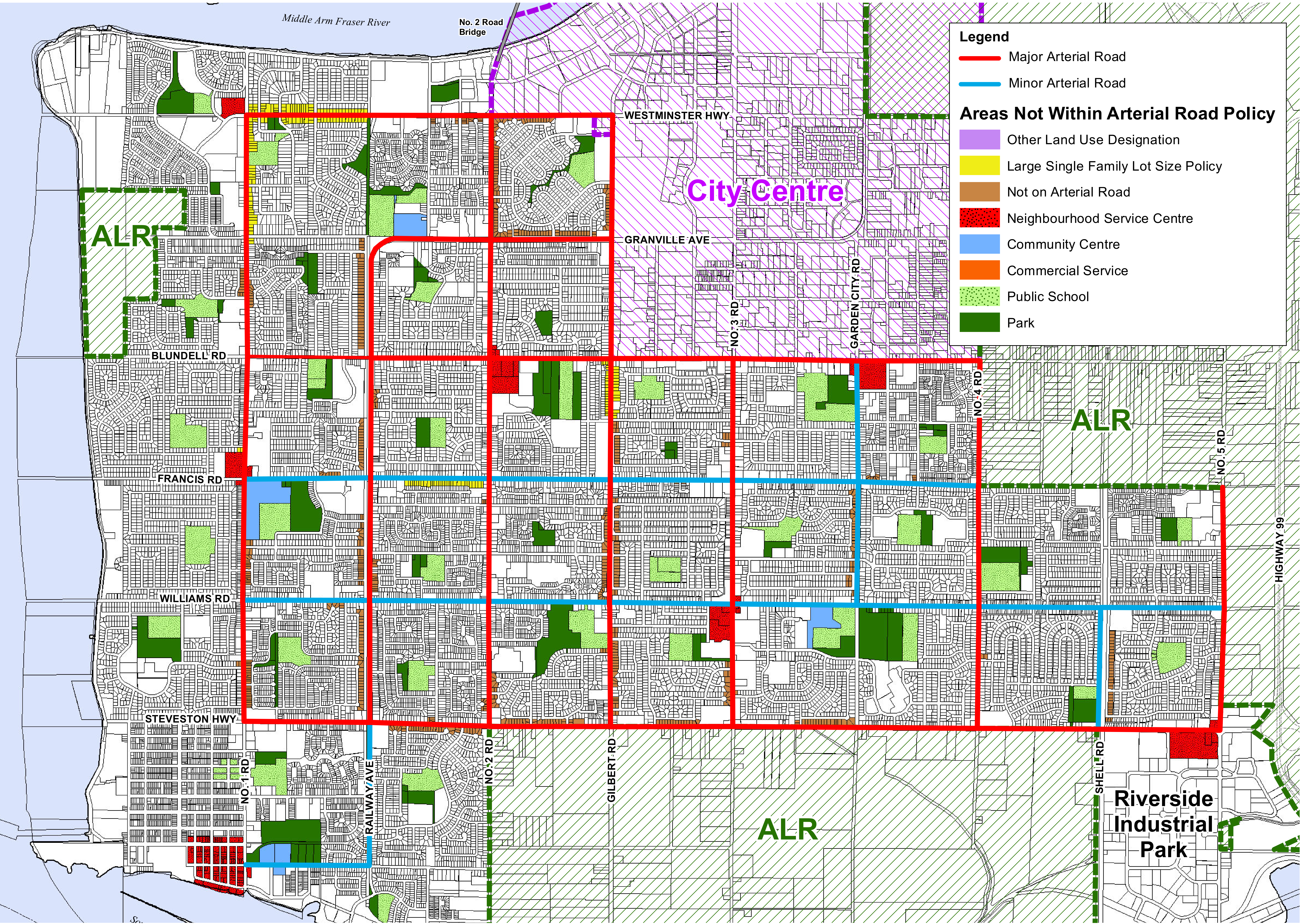
Proposed Amendment

The existing Arterial Road Development Map (Board #4) will be replaced by a new Arterial Road Development Map (Board #13) to guide the following types of residential developments:

- Arterial Road Compact Lot Single Detached/Coach House/Duplex;
- Arterial Road Duplex/Triplex; and
- Arterial Road Town House.

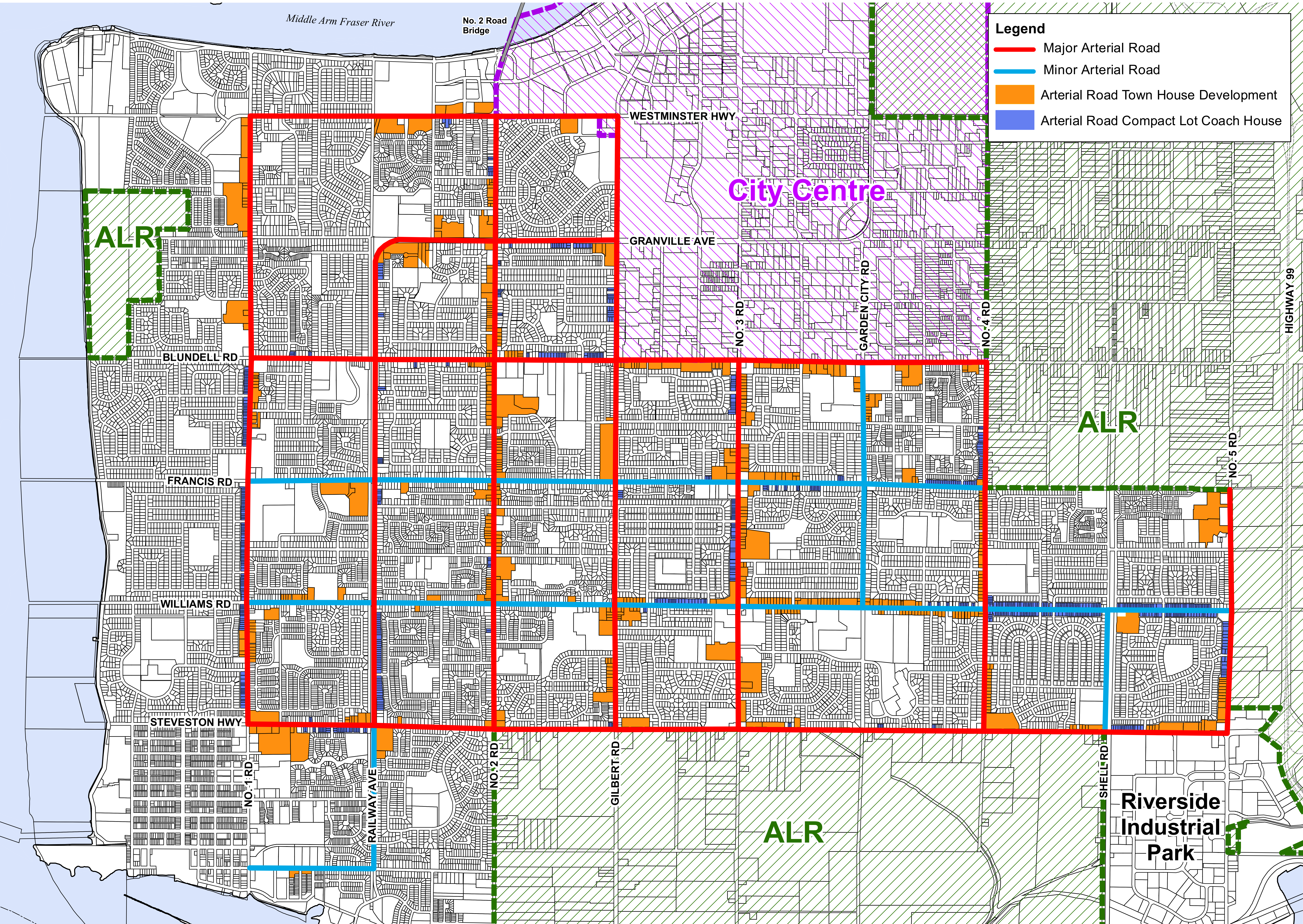
Current Arterial Road Policy

Arterial Road Map



Current Arterial Road Policy

Arterial Road Development Map



Townhouse Development Requirements

Current Requirements

All townhouse developments on the arterial roads shown on the Arterial Road Map shall meet the following development requirements:

Land Assembly

- 1. Involve a land assembly with at least 50 m (165 ft.) frontage on a major arterial road or 40 m (130 ft.) frontage on a minor arterial road.

Residual Sites

- 2. Any residual site not included in a rezoning that has potential for future townhouse development should have at least 50 m (165 ft.) frontage on a major arterial road or 40 m (130 ft.) frontage on a minor arterial road.

Public Consultation

- 3. Include public consultation prior to Public Hearing where determined by Richmond City Council or City staff.

Newer Homes or Narrower Lots

- 4. Recognize that developing townhouses on lots which have newer houses and narrow frontages will be more difficult.

Internal Lot

- 5. An internal lot facing and addressed off a local road may be included in a townhouse development if the lot is less than 35 m (115 ft.) deep.

Access—Local Road or Lane

- 6. Access should not be from a local road or lane, unless acceptable to the City.

Shared Access

- 7. Access may be required to be provided through or shared with another townhouse development by means of a statutory right-of-way or other suitable arrangement to the City.

Access Locations

- 8. Driveway accesses should be located across from a local road or commercial access, where possible.

Access Setbacks

- 9. Townhouse driveways should generally be setback:
 - a) 35 m (115 ft.) to 50 m (164 ft.) from a local road;
 - b) 50 m (164 ft.) to 75 m (246 ft.) from a minor arterial road intersection;
 - c) 75 m (246 ft.) to 100 m (328 ft.) from a major arterial road intersection;
 - d) 80 m (262 ft.) to 100 m (328 ft.) from another townhouse driveway.

Additional Density

- 10. Base density for arterial road townhouses is at 0.6 FAR, subject to compliance with City's Affordable Housing Strategy; additional density along arterial roads (up to 0.7 FAR in total) may be considered:
 - a) on corner lots with required frontage improvements on two or more streets; or
 - b) where significant road dedication is required; or
 - c) on a land assembly with more than 100 m (328 ft.) frontage on a major arterial road and 80 m (262 ft.) on a minor arterial road; or
 - d) on a site abutting a park or other non-residential land use; or
 - e) where additional community benefits are provided (not including affordable housing contributions).

Proposed Amendment

It is proposed to keep all of the current Townhouse Development Requirements and to add the following provisions to clarify when exceptions to the minimum frontage requirements may be considered on a block with newer homes or narrower lots:

- An existing site is isolated (orphaned) and is not able to consolidate with adjacent properties (i.e., surrounding lots recently redeveloped);
- It can be demonstrated that development can be achieved in full compliance with the objectives of the Arterial Road Policy, Development Permit Guidelines, all other Townhouse Development Requirements, and the provisions of the Zoning Bylaw;

- The form and character of the development, including massing and building height, are respectful of the adjacent existing developments; reduced permitted density and/or reduced building heights may be required to achieve an appropriate interface; and
- The proposed development provides a recognizable benefit to the area, such as tree retention and high quality pedestrian environment along the fronting streets.

Arterial Road Guidelines for Townhouses

Current Guidelines

The intent is to provide articulation and character to the building form and landscaping of townhouse development on the arterial roads.

Side Yard—Building Heights

- 1. Step down to a maximum building height of 2 storeys within 7.5 m (25 ft.) of the side yard interface with single-family housing and other townhouse developments along the arterial road.

Rear Yard—Building Heights and Form

- 2. Along the rear yard interface with single-family housing:
 - the building height should be 2 to 2-1/2 storeys (not any 3 storey townhouses);
 - the building form should consist of duplex townhouse units (triplex townhouse units may be considered in some locations).

Rear Yard—Setbacks

- 3. Along the rear yard interface with single-family housing:
 - may have a 6 m (20 ft.) setback where deemed necessary;
 - may have 1 storey projections up to 1.5 m (5 ft.) into the rear yard, subject to:
 - appropriate opportunities for tree planting;
 - the provision of appropriate private outdoor space.

Front Yard—Setbacks

- 4. Along the front yard facing the arterial road, may have a 4.5 m (15 ft.) setback where a 6 m (20 ft.) rear yard is

deemed necessary, subject to:

- an appropriate interface with neighbouring properties;
- the provision of appropriate private outdoor space;
- balconies and porches do not project into the 4.5 m (15 ft.) front yard setback.

Design Fronting Local Roads

- 5. Townhouse units fronting onto a local road should be designed to look like single-family houses.

Overlook and Privacy

- 6. Locate windows and private outdoor areas carefully to avoid adjacent overlook and privacy concerns.

Roof Lines

- 7. Vary roof lines to break down the massing, promote opportunities for sunlight penetration and provide visual interest.

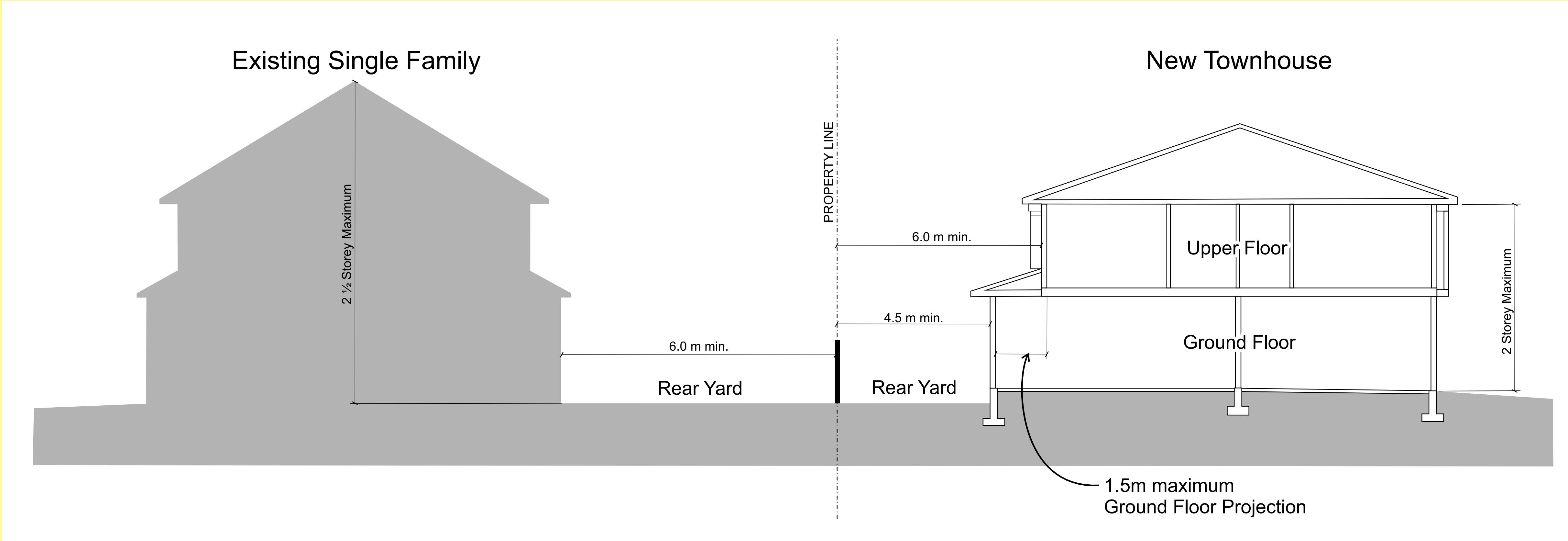
Landscaping

- 8. Landscaping for townhouse developments shall:
 - meet the City’s 2:1 replacement policy and the planting sizes specified in the City’s Tree Protection Bylaw where existing trees are being removed;
 - have a minimum planting height of 0.3 m–0.45 m (1 ft.–1.48 ft.) for shrubs; shrubs over 1.2 m (3.94 ft.) in height is discouraged;
 - include an appropriate mixture of deciduous and coniferous trees, with the coniferous being sized and spaced appropriately and to address Crime Prevention Through Environmental Design (CPTED) principles.

Proposed Amendment

It is proposed to modify the existing Arterial Road Guidelines for Townhouses to clarify building height and setbacks along the rear yard interface with single-family housing in response to community concerns:

- The building height along the rear yard interface with single-family housing should be 2 storeys;
- The minimum second storey setback for townhouses along the rear yard interface with single-family housing should be 6 m (20 ft.);
- The minimum ground floor setback for townhouses along the rear yard interface with single-family housing should be 4.5 m (15 ft.);



Compact Lot and Coach House Development Requirements

All compact lot (e.g., 9 m or 30 ft. wide lots) and coach house developments in Central Richmond and Steveston on the arterial roads shown on the Arterial Road Map, whether or not they are on the Arterial Road Development Map, should meet the following development requirements.

Landscape Plan

1. A landscape plan, prepared by a registered landscape architect must be submitted as a condition of rezoning adoption.

Landscape Cost

2. The landscape architect must submit a cost estimate of the proposed landscaping (including fencing, paving and installation costs) as a condition of rezoning adoption.

Landscape Security

3. Security in the amount of the cost estimate submitted by the landscape architect for landscaping must be received by the City as a condition of rezoning adoption.

Grade—Front Yard

4. The grade between the City's sidewalk and the landscaping along the front property line should be the same.

Grass Strip—Front Yard

5. Wherever possible, a grassed strip with at least one deciduous tree (minimum 6 cm or 2.5 in. calliper) per lot should be installed along the front property line (see New Trees—Front Yard).

Existing Tree and Hedge Retention

6. Wherever possible, existing trees and hedges should be retained, particularly if the trees are in the front yard and the hedges are in the side yard.

Replacement Trees

7. Where existing trees are being removed, the replacement trees shall:
 - a) meet the City's 2:1 replacement policy;
 - b) comply with the minimum planting sizes specified in the City's Tree Protection Bylaw, unless approved otherwise by the Director of Development or designate;
 - c) include an appropriate mixture of coniferous and deciduous trees.

New Trees—Front Yard

8. In addition to the landscaping along the front property line, one deciduous tree (minimum 6 cm or 2.5 in. calliper) or one coniferous tree (minimum height 3.5 m or 11.5 ft.) is to be planted on each lot in the front yard.

Coniferous Trees

9. Coniferous trees must be sized and spaced appropriately and be subject to CPTED principles.

Fencing—Front Yard

10. Fencing in the front yard is limited to a maximum height of 1.2 m (4 ft.) and must be picket, wicket or post-rail rather than solid panel, which could be setback from the front property line if possible.

Flowers and Low Lying Landscaping—Front Yard

11. Fencing should incorporate flower beds, flowering shrubs and other low lying landscaping to provide improved articulation.

Decorative Features—Front Yard

12. Decorative arbours/brackets/trellis features may be used to further articulate the fencing provided that they are in scale with and totally complementary to the fencing details.

Planting—Front Yard

13. All front yard areas and front property lines must be planted with a combination of lawn, flower beds, flowering shrubs and ground cover to provide seasonal interest and water permeability.

Shrubs—Front Yard

14. If individual 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.

Hedges—Front Yard

15. Continuous hedges are not permitted in the front yard.

Walkways/Pathways—Front Yard

16. Walkways/pathways from the arterial road to the entrance of the single family residence or coach house are not to consist of asphalt materials (e.g., should be aggregate concrete, stamped concrete, paving stones, pervious paving or other acceptable material to the City).

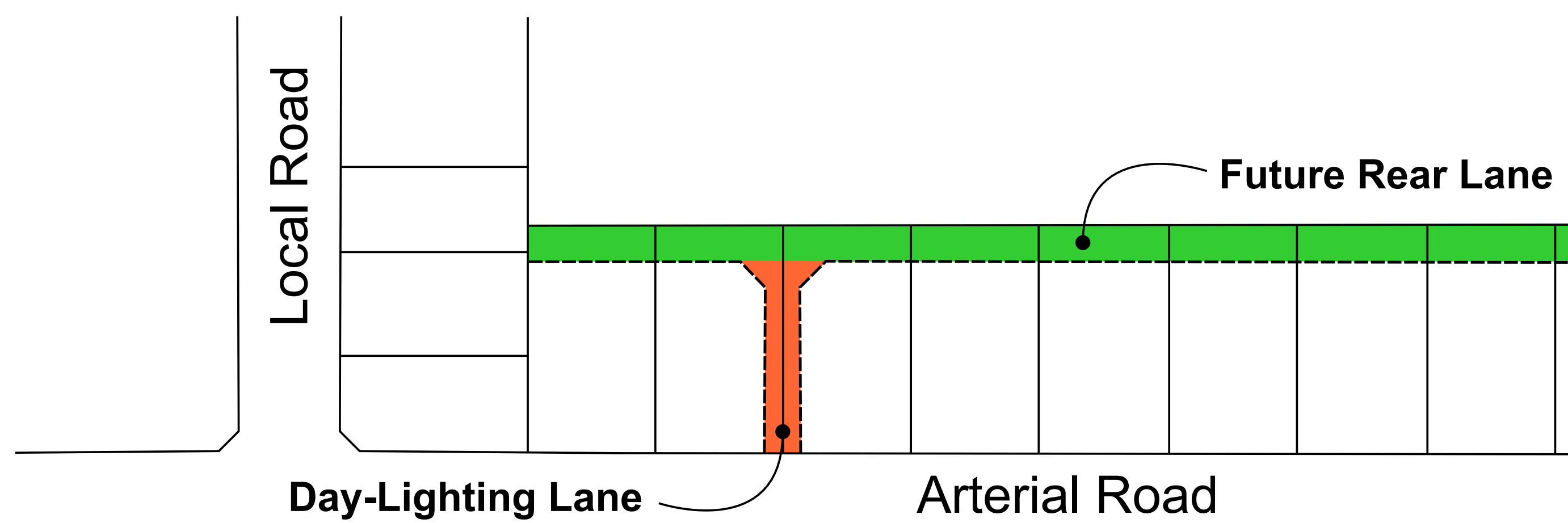
Proposed Amendment

This set of development requirements currently applies to Arterial Road Compact Lot Single Detached and Arterial Road Compact Lot Coach House developments; it is proposed that the same set of development requirements be applied to the proposed Arterial Road Compact Lot Duplex, Arterial Road Duplex/Triplex and Arterial Road Row House developments.

Proposed Lane Network for Compact Lots and Lane Implementation Strategy

NEW

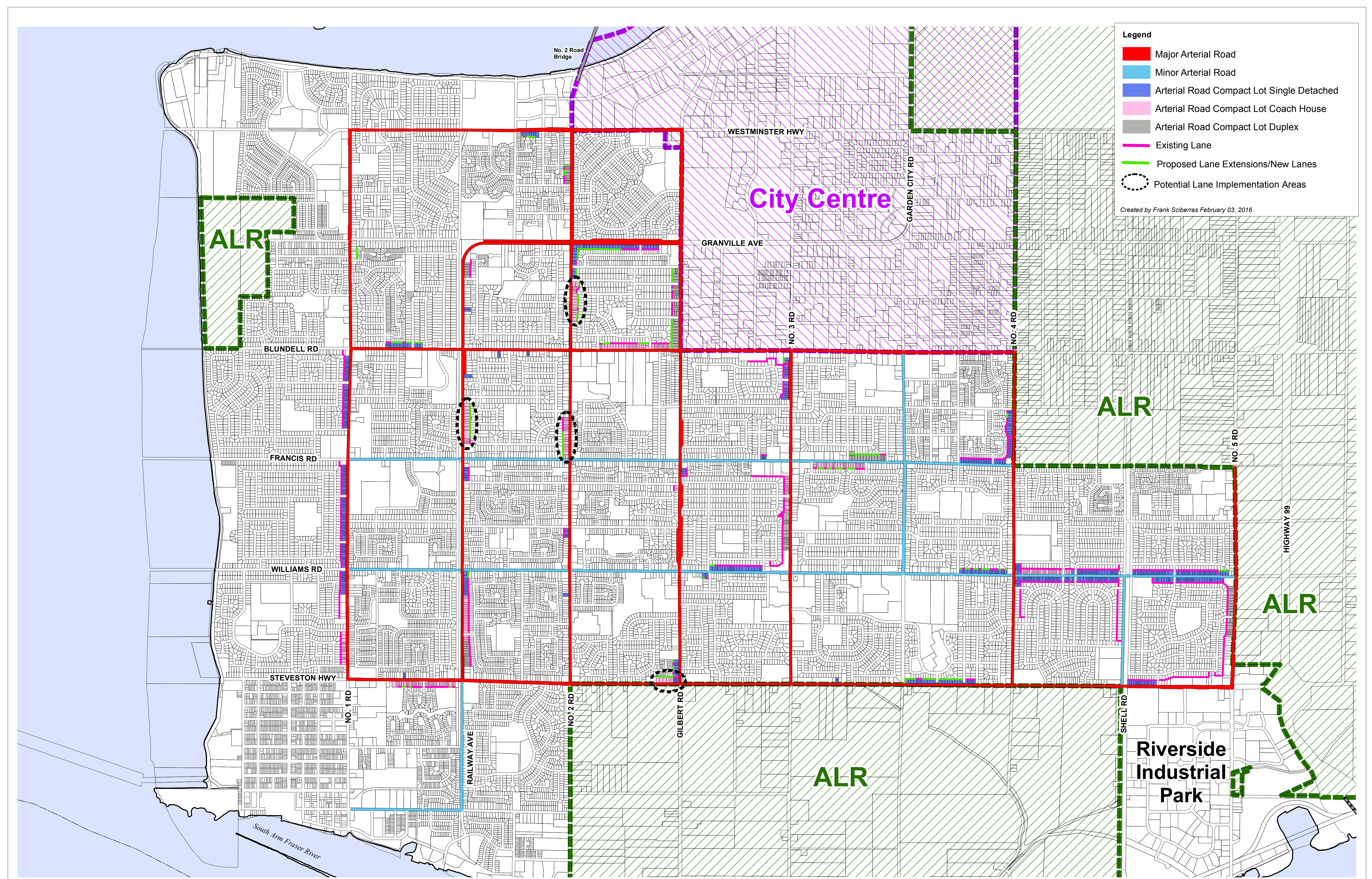
- The proposed policy will identify areas where lane establishment and/or extension are possible (See Lane Network Map below).
- For compact lot development with limited opportunity for the existing lane to be extended to a local road, a day-lighting lane to arterial road may be considered.



- Where a new day-lighting lane is required, a local lane implementation strategy may be established to ensure that the initial developer will be able to recover their lane costs from later developments.

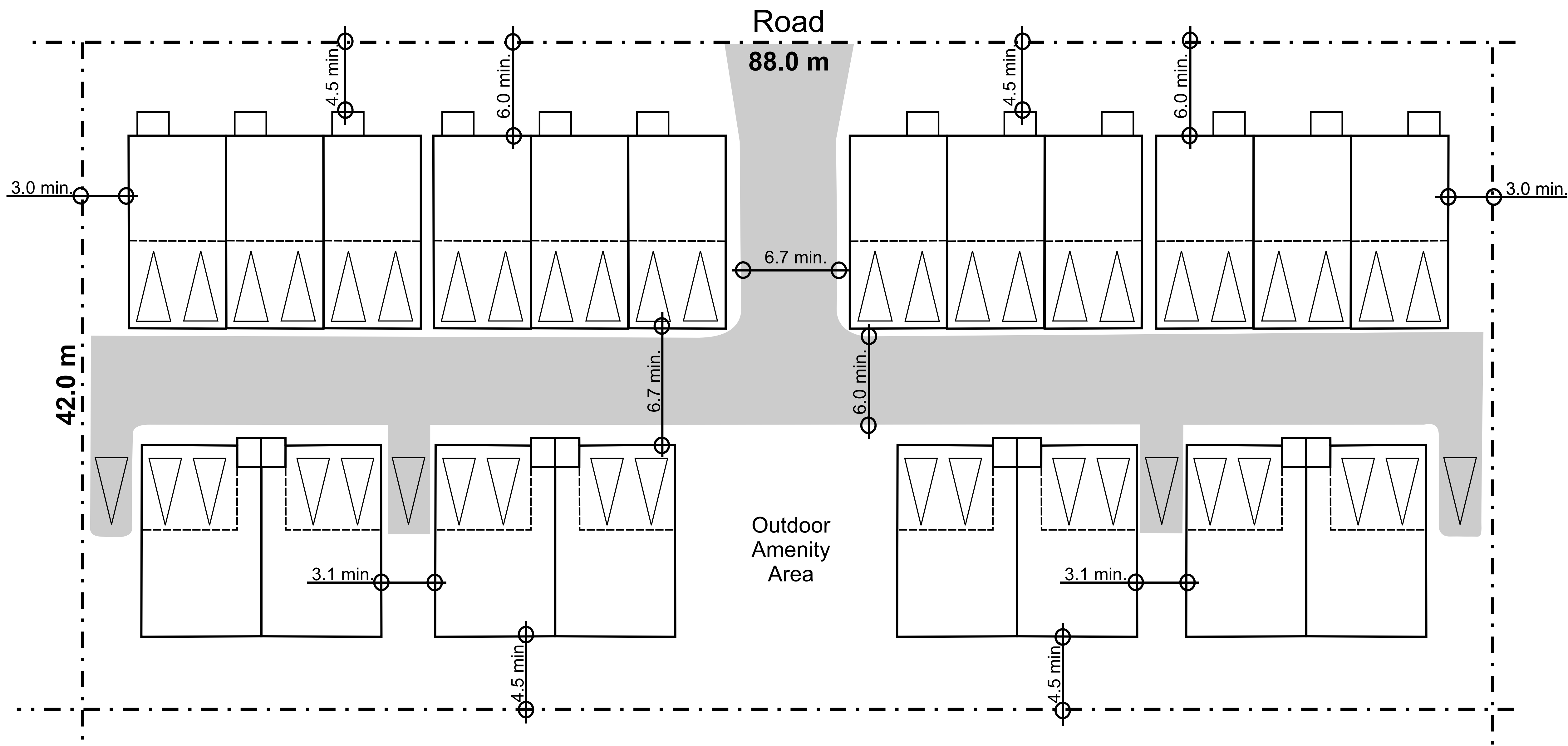
- The proposed Arterial Road Policy will include an implementation strategy, as follows:
 - The location of the day-lighting lane will be determined at the time of a development application based on the overall access needs for the entire block, location of the existing driveways, and type of traffic movements permitted;
 - Only one (1) additional lane access per block will be considered;
 - At the time of the development, the first developer will dedicate and build the day-lighting lane; the costs of land and construction would be reimbursed by later benefiting developers;
 - Future developments will contribute lane costs on a proportional basis (i.e., based on their development site area).

Lane Network Map



Housing Types — Arterial Road Townhouses

Townhouse Development with 2-Storey Units

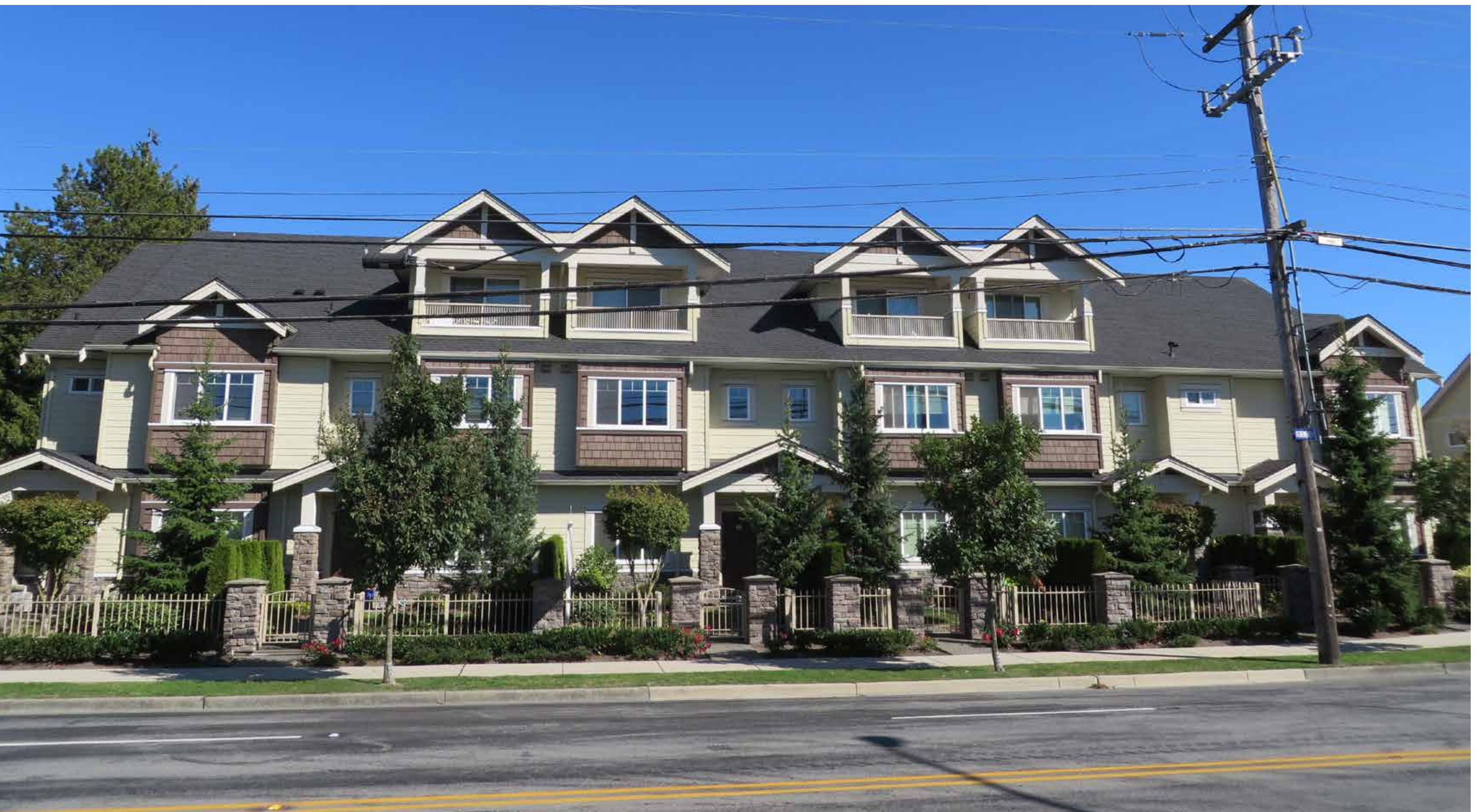
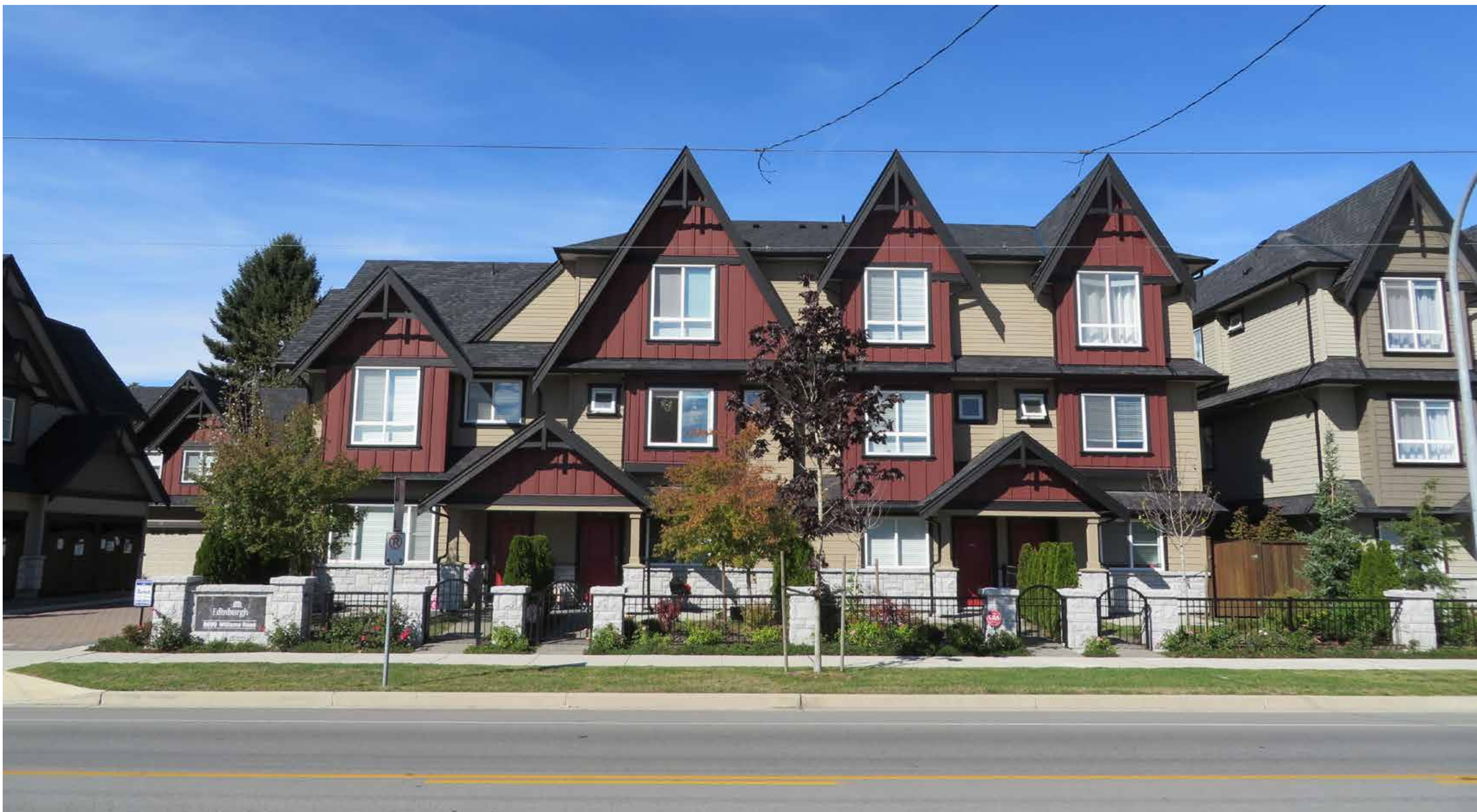
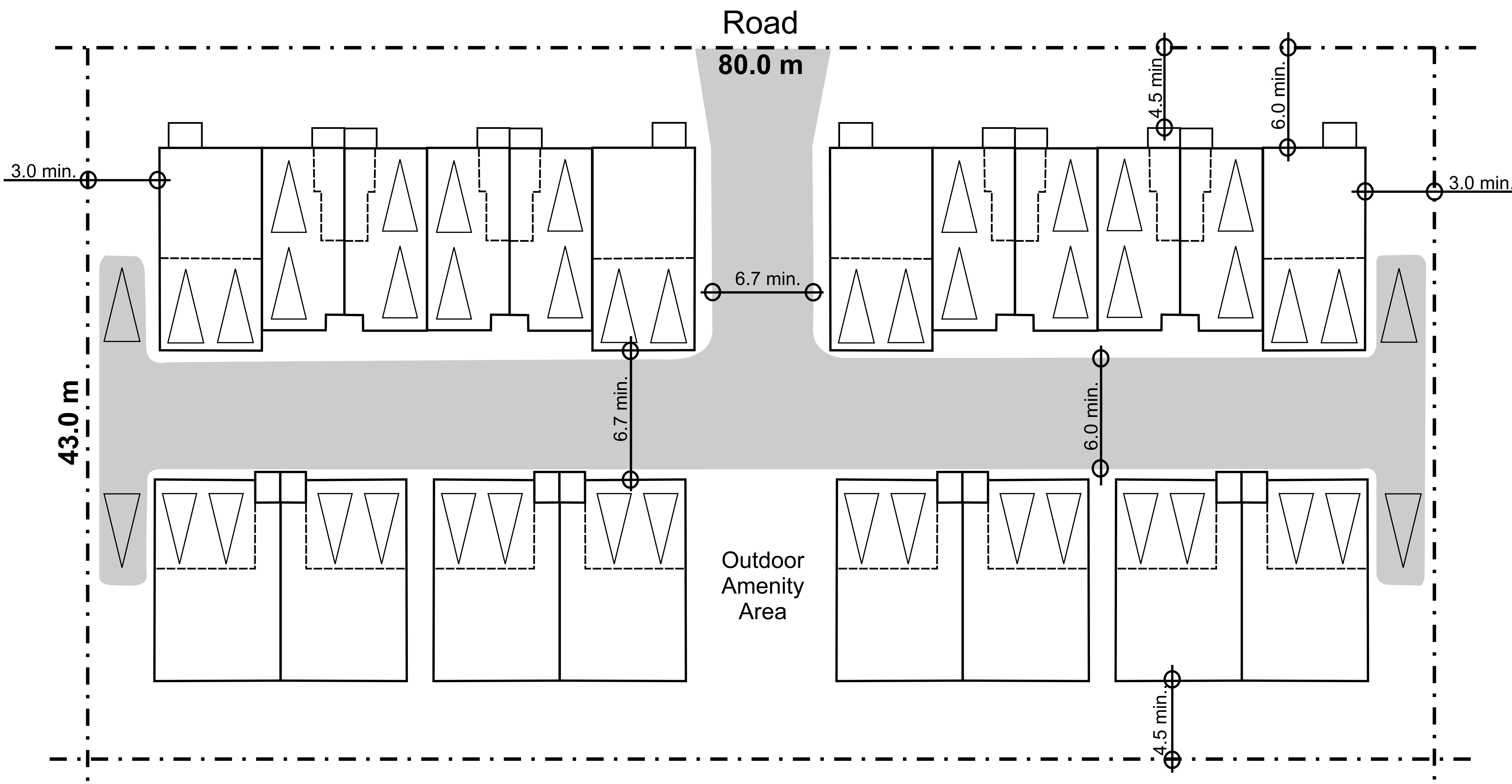


Typical Zoning and Development Requirements:

- Zoning: RTL/RTM
- Min. Lot Size: N/A
 - Min. Lot Width: 50 m on Major Arterial Road and 40 m on Minor Arterial Road
 - Min. Lot Depth: 35.0 m
 - Max. Density: 0.55 FAR to 0.70 FAR
 - Max. Lot Coverage for Buildings: 40%
 - Min. Front Yard: 6.0 m
 - Min. Side Yard: 3.0 m
 - Min. Rear Yard: typically 4.5 m to ground floor and 6.0 m to second floor
 - Max. Building Height: typically 3 storeys along arterial roads and 2 storey along rear yard interface with single family developments

* A Development Permit will be required for all townhouse developments.

Townhouse Development with 3-Storey Units Along Arterial Road

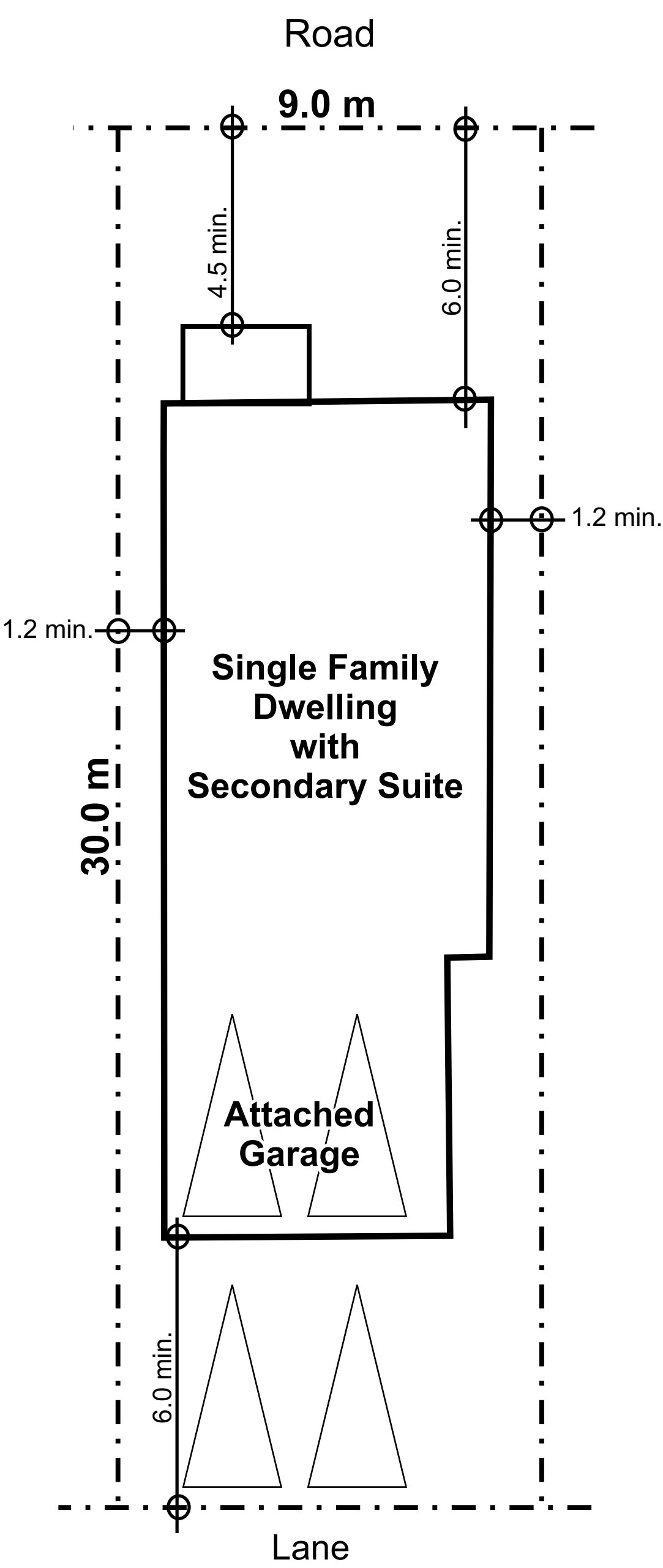


Housing Types — Arterial Road Compact Lot — Single Family (Existing)

Arterial Road Compact Lot Single Detached



Type I — Single Detached Dwelling with Attached Garage (Lane Access)



Typical Zoning and Development Requirements:

* Permitted on all arterial road compact lots.

Zoning: Single Detached (RC)
Min. Lot Size: 270 m²
Min. Lot Width: 9.0 m
Min. Lot Depth: 24.0 m
Max. Density: 0.60 FAR
Max. Lot Coverage for Buildings: 50 %
Min. Front Yard: 6.0 m
Min. Side Yard: 1.2 m
Min. Rear Yard: 6.0 m
Max. Building Height: 2.5 storeys

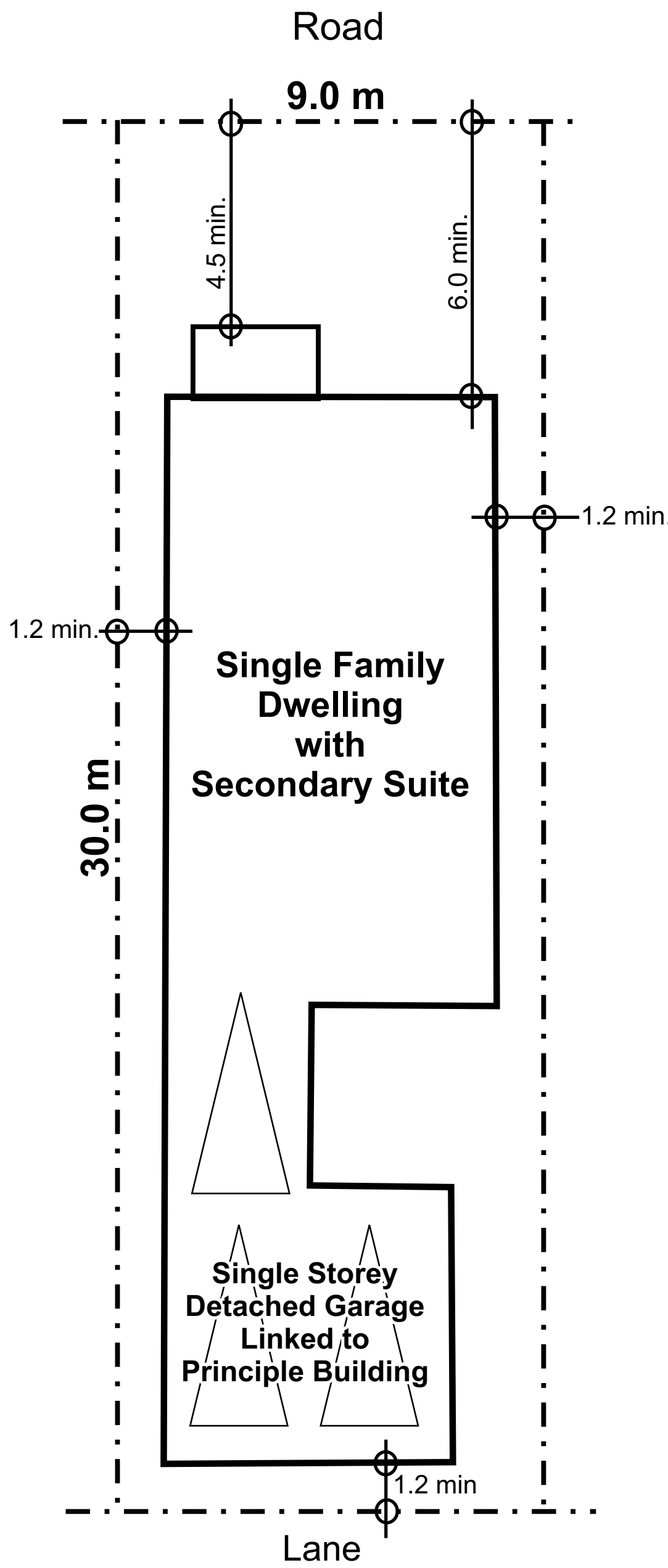
Sample Lot Size: 270.0 m² (2,906 ft²)
Proposed Lot Coverage: 118.8 m² (1,278 ft²) ~ 44%
Max. Floor Area: 161.9 m² (1,743 ft²)



Arterial Road Compact Lot Single Detached



Type II — Single Detached Dwelling with Garage Linked to the Principal Building (Lane Access)



Typical Zoning and Development Requirements:

* Permitted on all arterial road compact lots.

Zoning: Single Detached (RC)
Min. Lot Size: 270 m²
Min. Lot Width: 9.0 m
Min. Lot Depth: 24.0 m
Max. Density: 0.60 FAR
Max. Lot Coverage for Buildings: 50 %
Min. Front Yard: 6.0 m
Min. Side Yard: 1.2 m
Min. Rear Yard: 1.2 m
Max. Building Height: 2.5 storeys

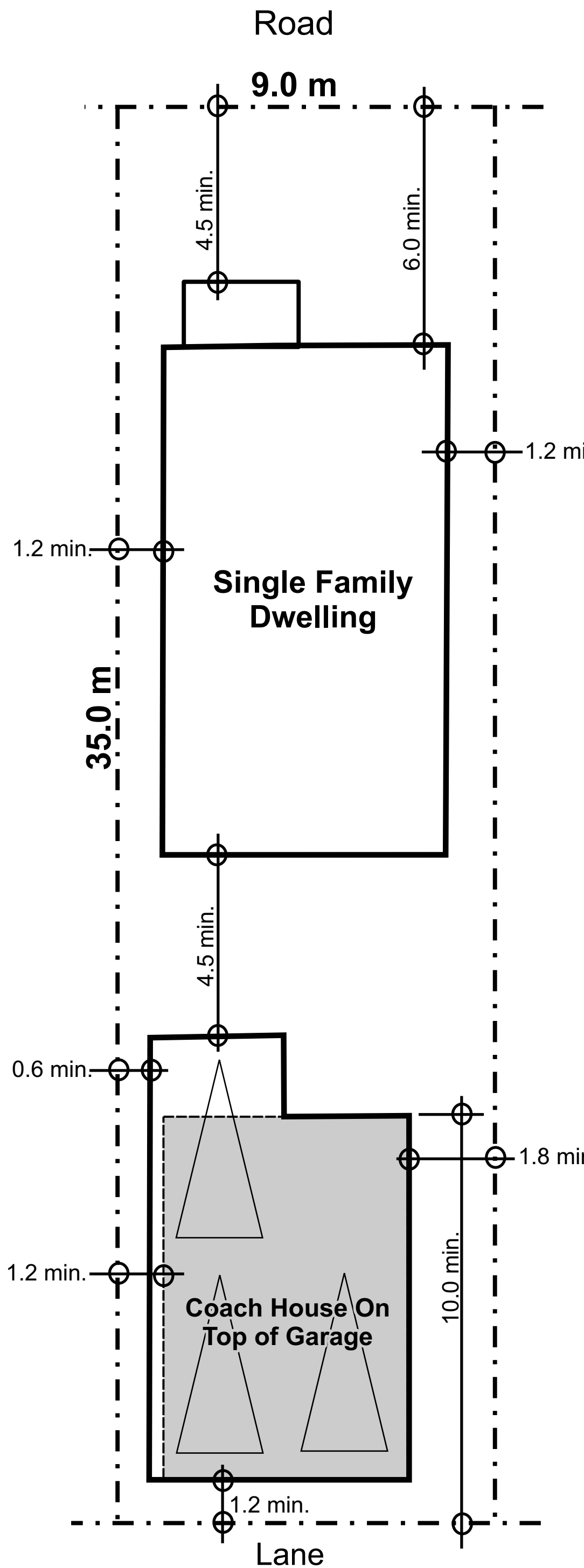
Sample Lot Size: 270.0 m² (2,906 ft²)
Proposed Lot Coverage: 118.8 m² (1,278 ft²) ~ 44%
Max. Floor Area: 161.9 m² (1,743 ft²)



Arterial Road Compact Lot Coach House



Single Detached Dwelling with a Coach House unit above the Garage (Lane Access)



Typical Zoning and Development Requirements:

* Permitted on arterial road compact lots with lot depth greater than 35 m.

Zoning: Coach House (RCH1)
Min. Lot Size: 315 m²
Min. Lot Width: 9.0 m
Min. Lot Depth: 35.0 m
Max. Density: 0.60 FAR
Max. Lot Coverage for Buildings: 45 %
Min. Front Yard: 6.0 m
Min. Side Yard: 1.2 m
Min. Rear Yard: 1.2 m
Max. Building Height: 2.5 storeys

Sample Lot Size: 315.0 m² (3,390 ft²)
Proposed Lot Coverage: 141.7 m² (1,525 ft²) ~ 45%
Max. Floor Area: 189.0 m² (2,034 ft²)



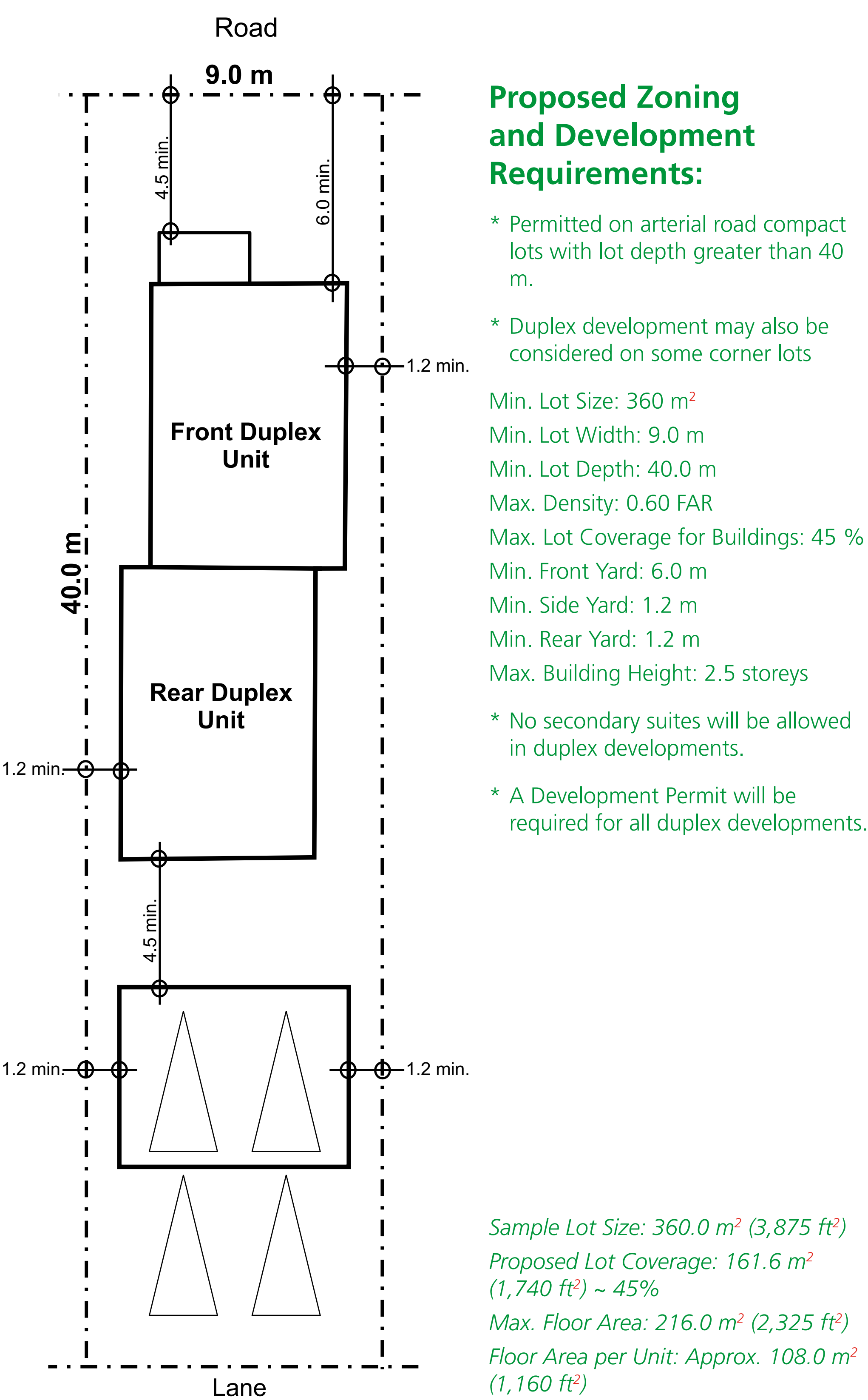
Housing Types — Arterial Road Compact Lots



Arterial Road Compact Lot Duplex **NEW**



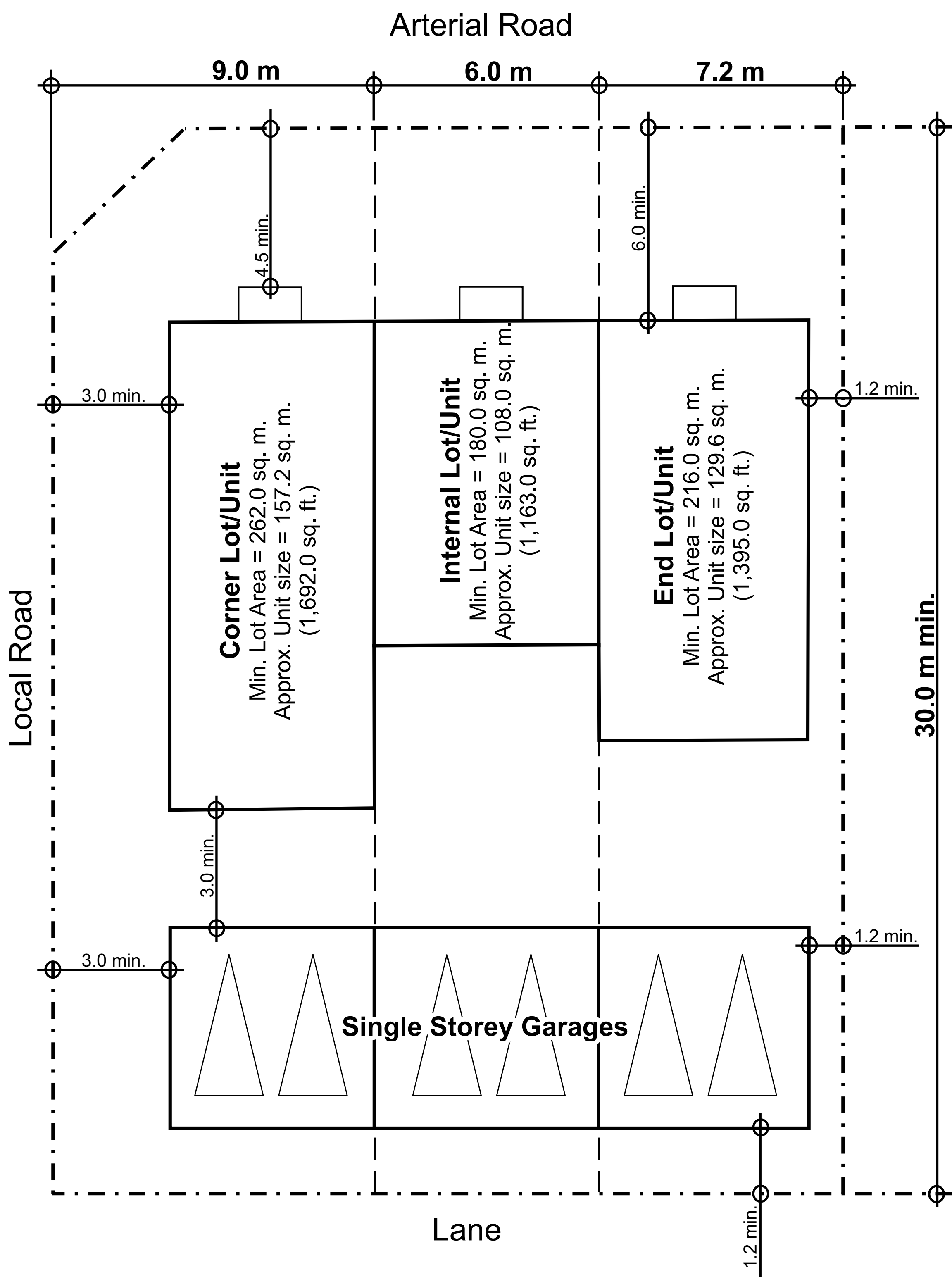
Front to Back Duplex with Lane Access



Arterial Road Row House **NEW**



Fee Simple Row Houses with Lane Access



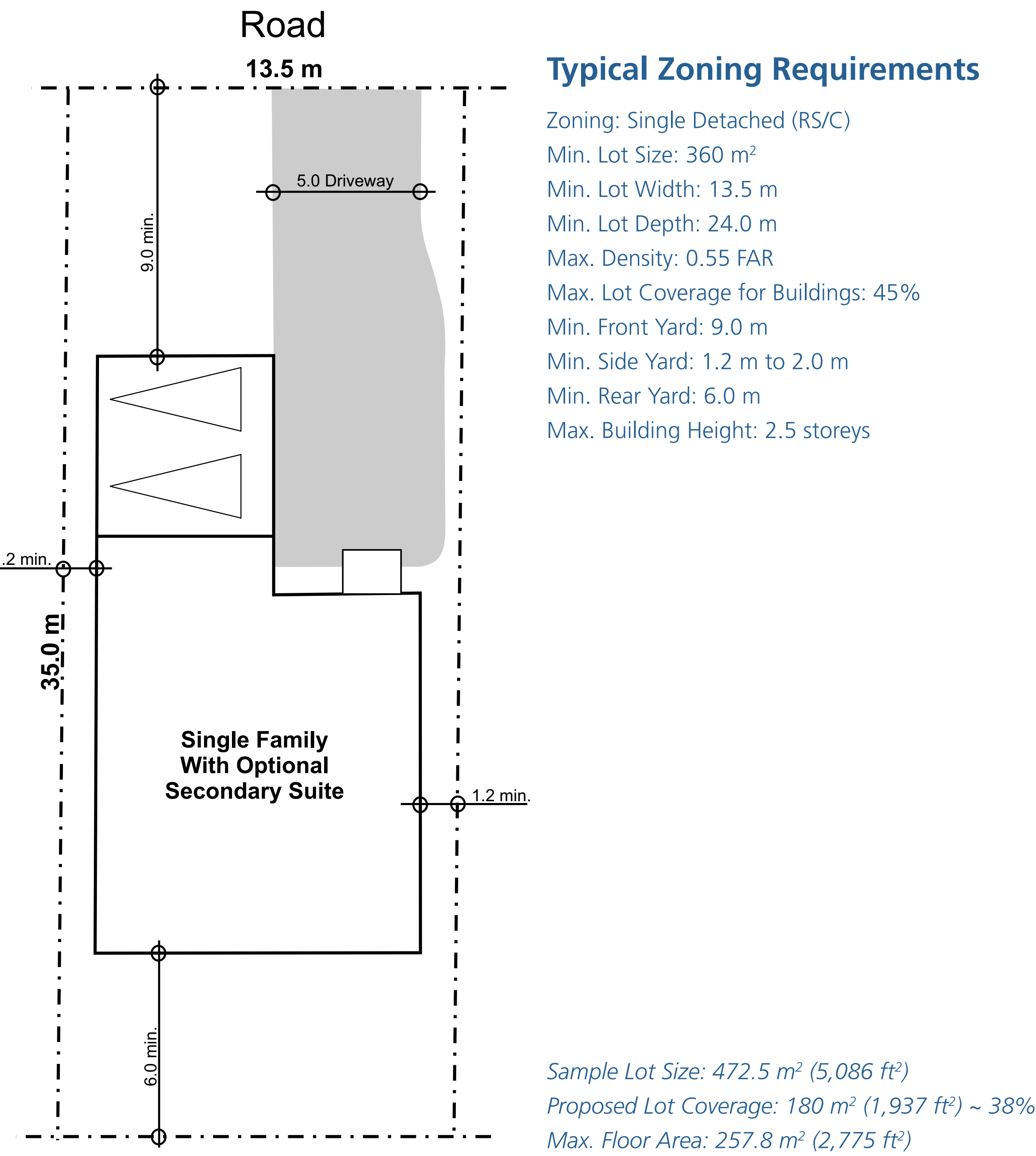
Housing Types — Arterial Road Duplexes and Triplexes

NEW

Arterial Road Single Detached



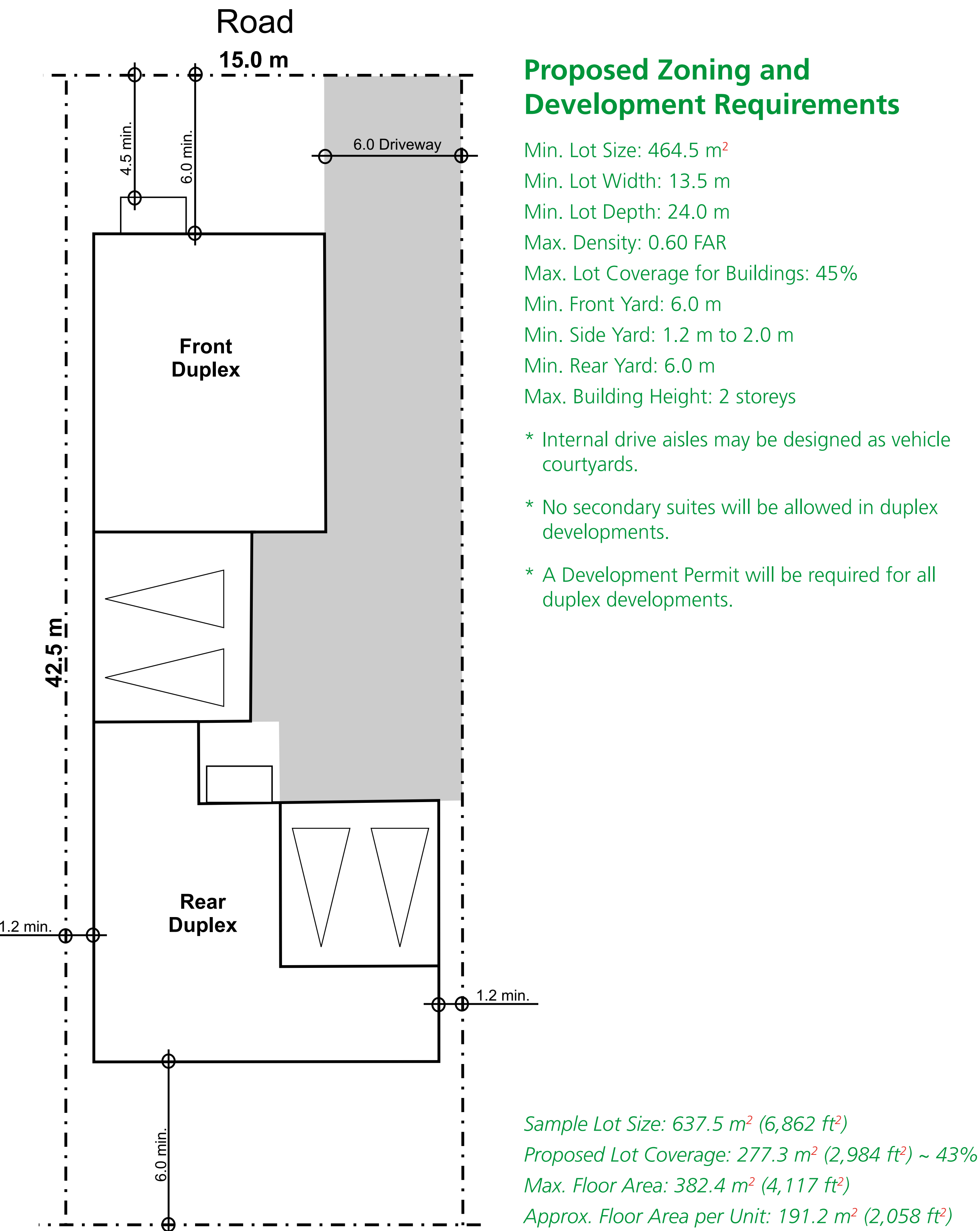
Typical Single Family Dwelling on Arterial Road (Road Access, No Lane)



Arterial Road Duplex NEW



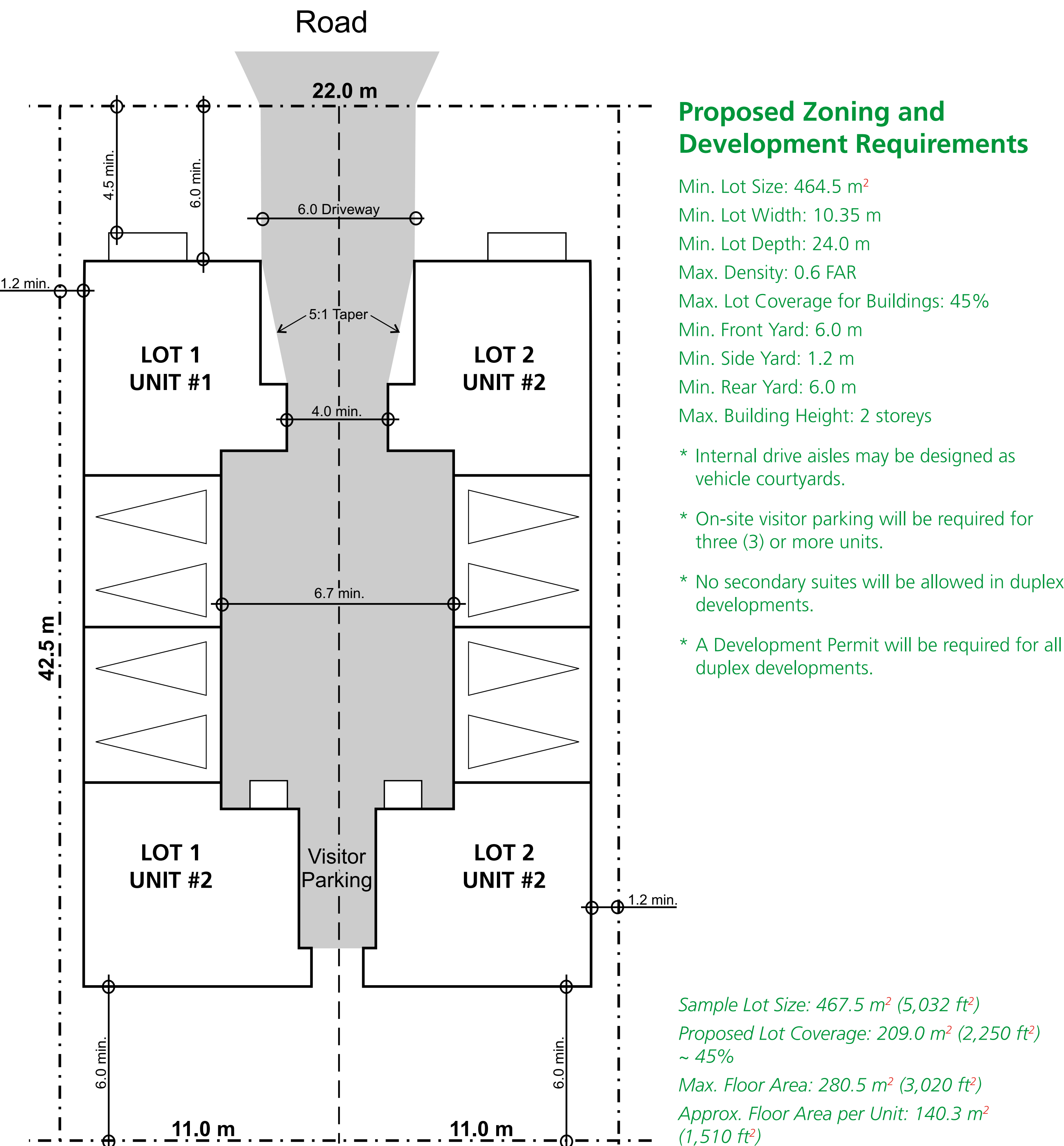
Type I — Front Back Duplex (Road Access, no Lane)



Arterial Road Duplex NEW



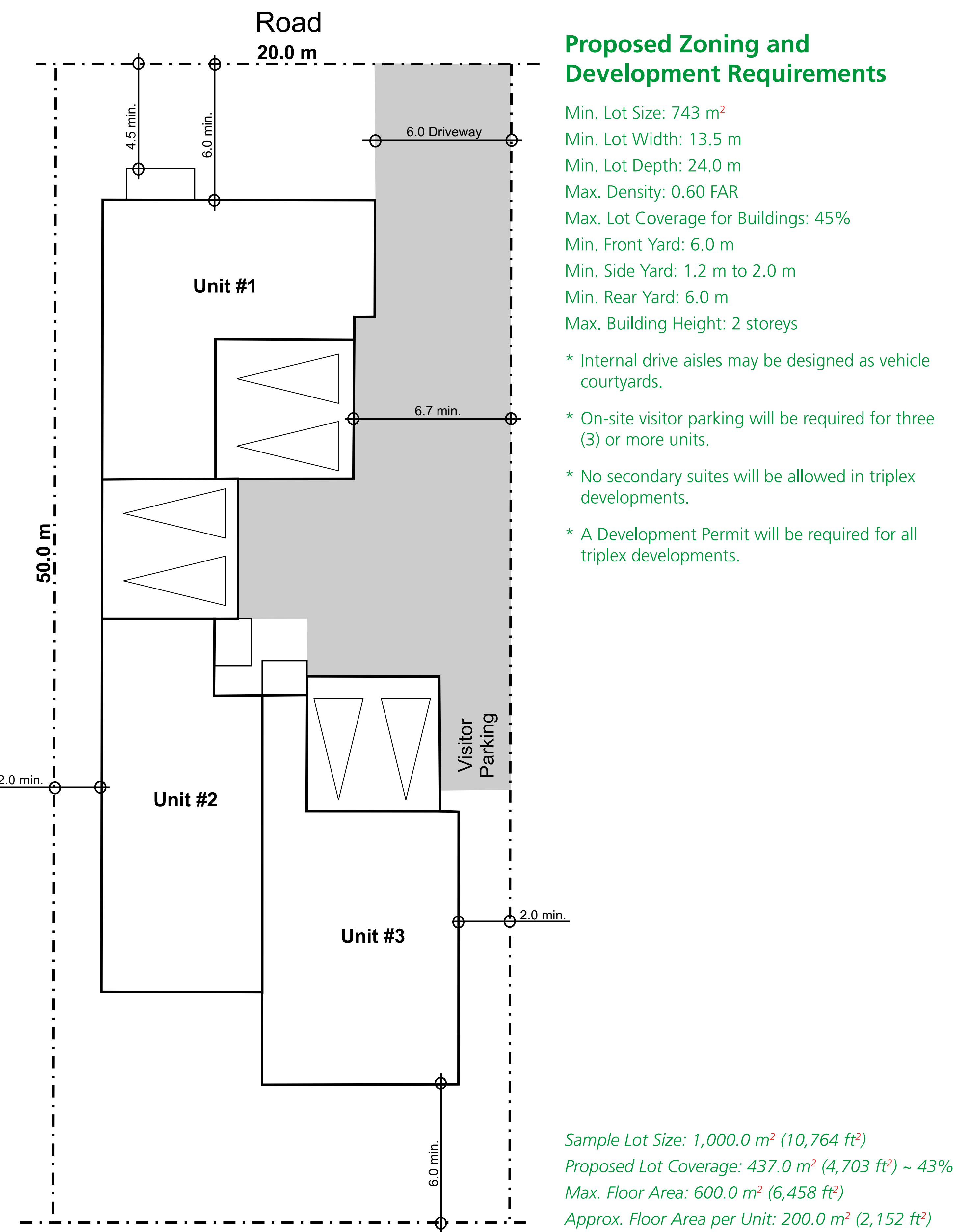
Type II— Two (2) Duplex Lots with a Shared Driveway (Road Access, No Lane)



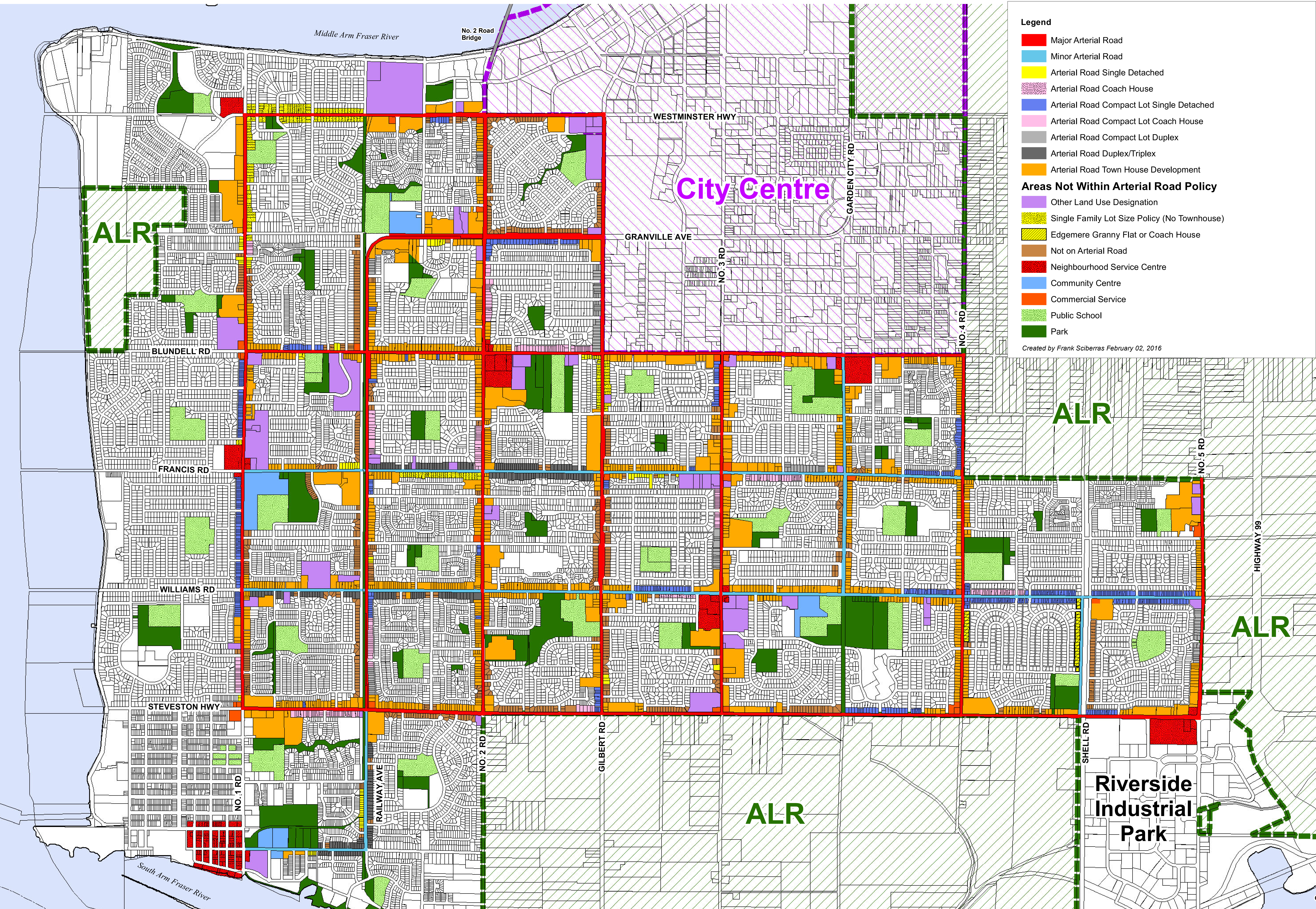
Arterial Road Triplex NEW



Three (3) Attached Units on One (1) Lot (Road Access, No Lane)

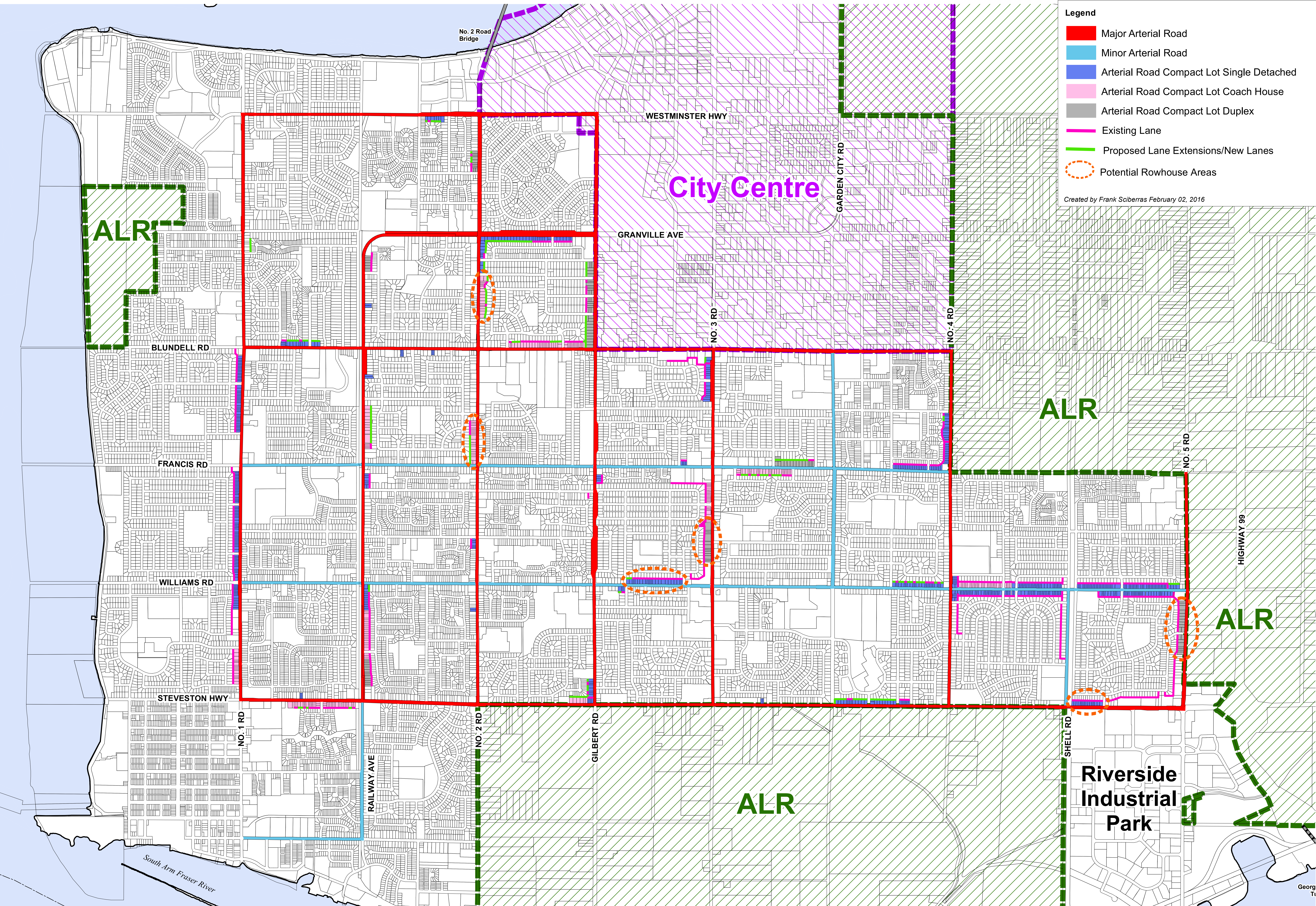


Proposed Arterial Road Development Map



This map clarifies locations for developments. It is proposed to replace the current Arterial Road Map (Board # 3) and Arterial Road Development Map (Board #4) with this Proposed Arterial Road Development Map.

Compact Lot and Row House Development Map



This map shows the potential locations for lane access developments including Compact Lot Single Detached, Compact Lot Coach House, Compact Lot Duplex and Row House developments.

Thank you

Thank you

Please remember to submit the completed survey to City Hall by midnight, **Sunday, May 8, 2016.**

Please also visit **LetsTalkRichmond.ca**, where the open house information, links to reports and documents as well as the online survey are provided.