

## Arterial Road Duplex/Triplex Development Requirements

All duplex/triplex 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. Existing single family lot with at least 13.4 m (44 ft.) frontage on a minor arterial road may be redeveloped with a front to back duplex/triplex.
2. A land assembly with at least 20.7 m (68 ft.) frontage on a minor arterial road may be redeveloped into two (2) front to back duplex or triplex lots with a shared access, by means of a statutory right-of-way or other suitable arrangement to the City.

### Internal Lot

3. An internal lot facing and addressed off a local road may be included in a duplex/triplex development fronting onto a minor arterial road if the adjacent corner lot abutting the arterial road is less than 35 m (115 ft.) wide or deep measured from the property line along the arterial road.

### Lot Size

4. The minimum lot area for a duplex development is 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>) and the minimum lot area for a triplex development is 743.2 m<sup>2</sup> (8,000 ft<sup>2</sup>).

### Density

5. The maximum density for duplex/triplex developments is 0.6 FAR.

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### Access

6. Duplex/triplex access points should generally be located at least 12 m (39 ft.) from a road intersection.
7. For corner lots, access should be from a local road, where appropriate.

### Public Consultation

8. Include public consultation prior to Public Hearing where determined by Richmond City Council or City staff (e.g., if the site is the first duplex or triplex 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

9. A Development Permit is required for all duplex/triplex developments.