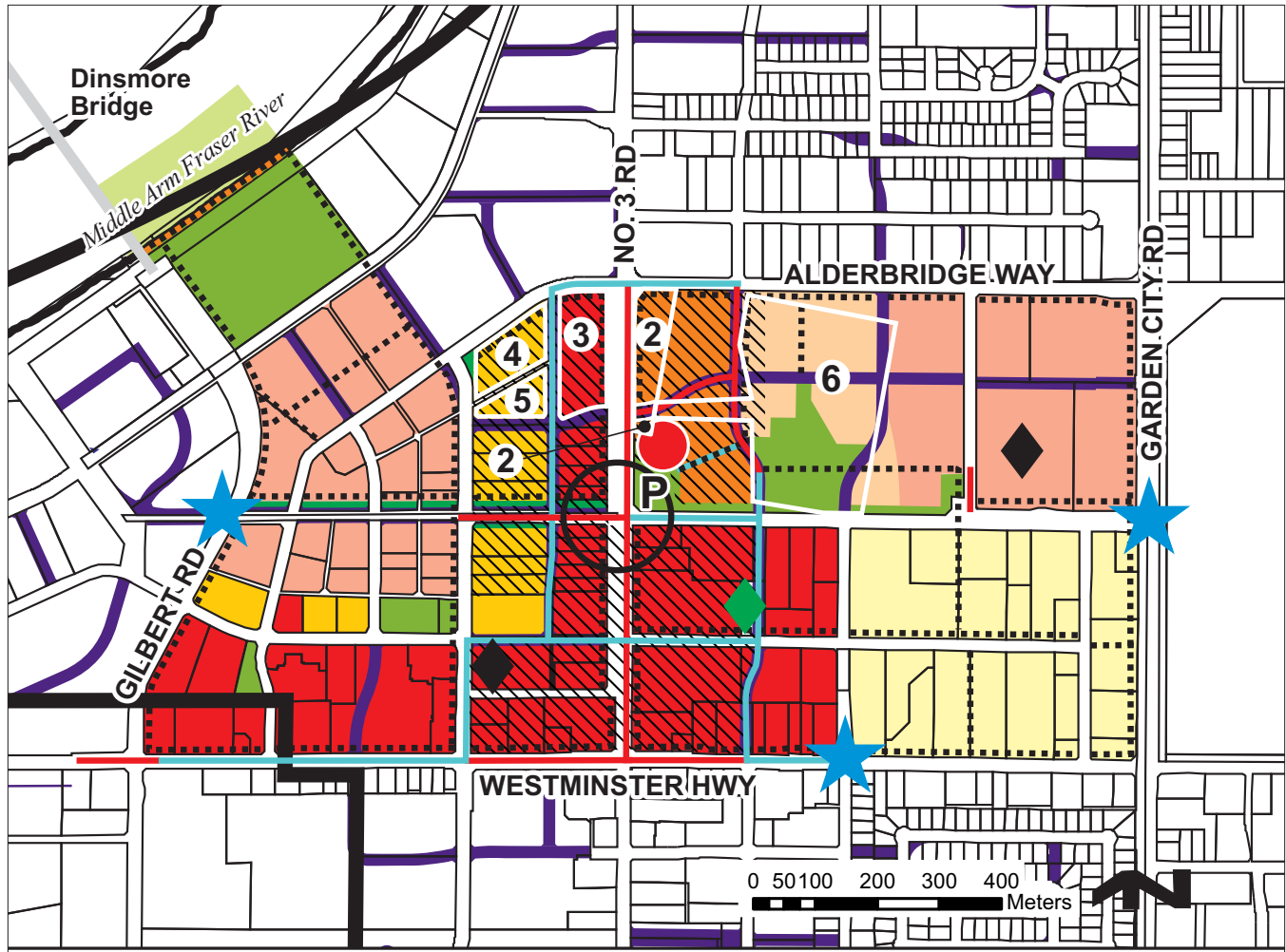


Specific Land Use Map: Lansdowne Village (2031)

Bylaw 10154
2023/11/27



General Urban T4 (15m)	Non-Motorized Boating & Recreation Water Area	Proposed Streets
Urban Centre T5 (25m)	Village Centre Bonus	Pedestrian-Oriented Retail Precincts-High Street & Linkages
Urban Centre T5 (35m)	Institution	Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages
Urban Core T5 (45m)	Pedestrian Linkages	Canada Line Station
Urban Core T6 (35m)*	Waterfront Dyke Trail	Transit Plaza
Urban Core T6 (45m)	Enhanced Pedestrian & Cyclist Crossing	Village Centre: No. 3 Road & Lansdowne Road Intersection
Location where site specific maximum building heights apply:	Park	
(43m)	Park - Configuration & location to be determined	
(39.5m)		
(Varies from 31m to 33m)		
(Varies from 32m to 35m)		
(Varies from 36m to 44m)		

*Increased building height may be permitted for developments that comply with the provisions of the Lansdowne Centre (Lansdowne Village) Special Precinct Design Guidelines.

Bylaw 10020 2019/05/21 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

Specific Land Use Map: Lansdowne Village – Detailed Transect Descriptions		
Land Use Map Designation	Permitted Uses	Maximum Average Net Development Site Density
General Urban (T4)		
<ul style="list-style-type: none"> Residential permitted. Additional Land Use Considerations: <ol style="list-style-type: none"> Community Centre (West) – This facility may be situated in the Oval or Lansdowne Village area. 	<ul style="list-style-type: none"> Mixed Multiple-Family Residential/Commercial Use and Multiple-Family Residential, provided that residential uses are limited to High-Density Townhouses, except that other housing types are permitted to accommodate residents with special needs (e.g., seniors) Office Institutional Use Recreation Studio Community Use Accessory Uses 	<ul style="list-style-type: none"> For Non-Residential Uses: 1.2. For Residential and Mixed Uses including Residential: <ol style="list-style-type: none"> base: 0.6; Affordable Housing Bonus: 0.6.
Urban Centre (T5)		
<ul style="list-style-type: none"> Residential permitted. Overlays: <ol style="list-style-type: none"> Institution; Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”; Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. Additional Land Use Considerations: <ol style="list-style-type: none"> Community Centre (West, East, South, North) – One or more of these facilities may be situated in this area; Main Library - This facility should be situated within 400 m (1,312 ft.) of Lansdowne Village’s designated Village Centre. 	<ul style="list-style-type: none"> Mixed Multiple-Family Residential/Commercial Use and Multiple-Family Residential, provided that ground floor dwelling units are: <ol style="list-style-type: none"> for Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”: Not permitted; for Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”: Live/Work Dwellings. Hotel Office Retail Trade & Services Restaurant Neighbourhood Pub Institutional Use Recreation Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.) Community Use Accessory Uses 	<ul style="list-style-type: none"> For Non-Residential Uses: 2.0. For Residential and Mixed Uses including Residential: <ol style="list-style-type: none"> base: 1.2; Affordable Housing Bonus: 0.8. <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> Institution: To be determined on a site specific basis via City development application processes. Village Centre Bonus: <ol style="list-style-type: none"> west of No. 3 Road: 1.0 for the provision of office only. east of No. 3 Road: 1.0 for the provision of non-residential uses, provided that the additional density is used in whole or in part for the provision of convenience commercial uses (e.g. larger-format grocery store, drugstore), medical-dental services, pedestrian-oriented retail, or other uses important to the viability of the Village, to the satisfaction of the City.
Urban Core (T6)		
<ul style="list-style-type: none"> Residential permitted. Overlays: <ol style="list-style-type: none"> Village Centre Bonus; Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”; Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. Additional Land Use Considerations: <ol style="list-style-type: none"> Community Centre (West, East, South, North) – One or more of these facilities may be situated in this area; Main Library - This facility should be situated within 400 m (1,312 ft.) of Lansdowne Village’s designated Village Centre. 	<ul style="list-style-type: none"> As per Urban Centre (T5). 	<ul style="list-style-type: none"> For Non-Residential Uses: 3.0. For Residential and Mixed Uses including Residential: <ol style="list-style-type: none"> base: 2.0; Affordable Housing Bonus: 1.0. <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> Village Centre Bonus: 1.0 for the provision of non-residential uses, provided that the additional density is used in whole or in part for the provision of convenience commercial uses (e.g., larger-format grocery store, drugstore), medical-dental services, pedestrian-oriented retail, or other uses important to the viability of the Village, to the satisfaction of the City.

Bylaw 10137
2022/03/28

Bylaw 10154
2023/11/27

Note: Richmond’s Aircraft Noise Sensitive Development (ANSD) Policy applies (OCP Schedule 1) throughout this Village.