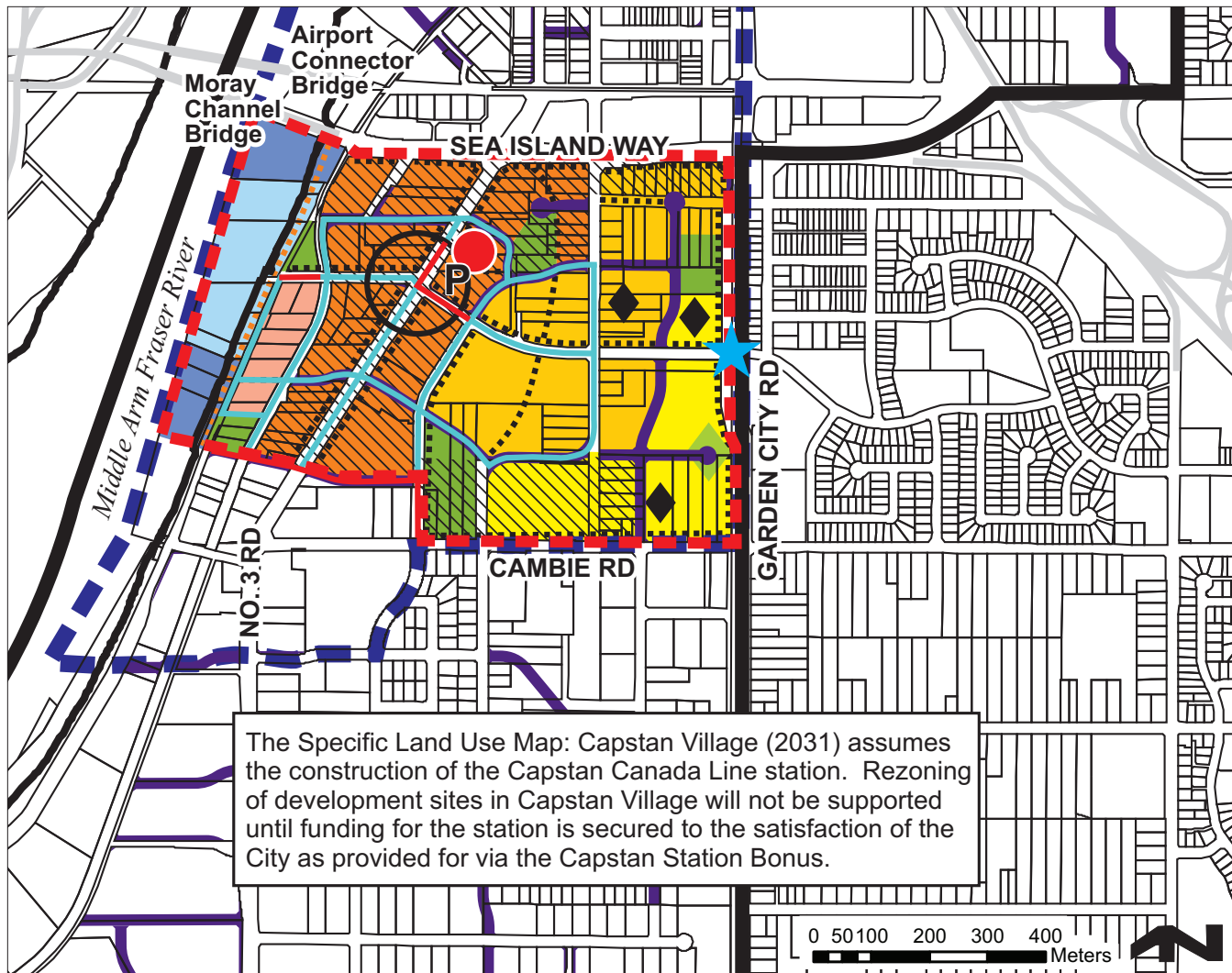


Specific Land Use Map: Capstan Village (2031) Bylaw 8837 2012/03/12



The Specific Land Use Map: Capstan Village (2031) assumes the construction of the Capstan Canada Line station. Rezoning of development sites in Capstan Village will not be supported until funding for the station is secured to the satisfaction of the City as provided for via the Capstan Station Bonus.

	General Urban T4 (25m)		Marina (Residential Prohibited)		Proposed Streets
	Urban Centre T5 (45m)		Marina (Waterborne Residential Permitted)		Pedestrian-Oriented Retail Precincts-High Street & Linkages
	Urban Centre T5 (35m)		Village Centre Bonus		Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages
	Urban Centre T5 (25m)		Institution		Richmond Arts District
	Park		Pedestrian Linkages		Capstan Station Bonus
	Park-Configuration & location to be determined		Waterfront Dyke Trail		Canada Line Station
	Village Centre: No. 3 Road & Capstan Way Intersection		Enhanced Pedestrian & Cyclist Crossing		Transit Plaza

Specific Land Use Map: Capstan 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. • Overlays: <ul style="list-style-type: none"> a) Village Centre Bonus; b) Institution – Location as indicated; c) Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. <p>Additional Land Use Considerations:</p> <ul style="list-style-type: none"> a) Richmond Arts District (RAD) – Development should be supportive of City objectives; b) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village area. 	<ul style="list-style-type: none"> • Mixed Multiple-Family Residential/Commercial Use and Multiple-Family Residential, provided that: <ul style="list-style-type: none"> a) residential uses are limited to High-Density Townhouses, except that other housing types are permitted: <ul style="list-style-type: none"> - to accommodate residents with special needs (e.g., seniors); - for development sites with an average net density greater than 1.2 FAR; b) ground floor dwelling units fronting a publicly-accessible street or open space should be Live/Work Dwellings and Home-Based Business Dwellings. • Hotel • Office • Retail Trade & Services and Restaurant, provided that such uses should be limited to the ground floor of Mixed Multiple-Family/Commercial Use buildings • 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: <ul style="list-style-type: none"> a) base: 0.6; b) Affordable Housing Bonus: 0.6. <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; • Institution: To be determined on a site specific basis via City development application processes. • Capstan Station Bonus: 0.5 for the provision of residential uses, provided that the owner contributes to the Capstan Station Reserve (as per the Richmond Zoning Bylaw) and publicly accessible areas secured for public park and related uses in accordance with this bylaw.
Urban Centre(T5)		
<ul style="list-style-type: none"> • Residential permitted. • Overlays: <ul style="list-style-type: none"> a) Village Centre Bonus; b) Institution; c) Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”; d) Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. <p>Additional Land Use Considerations:</p> <ul style="list-style-type: none"> a) Richmond Arts District (RAD) – Development should be supportive of City objectives; b) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village area; c) Branch Library (North) – This facility should be situated within 400 m (1,312 ft.) of Capstan Village’s designated Village Centre. 	<ul style="list-style-type: none"> • Mixed Multiple-Family Residential/Commercial Use and Multiple-Family Residential, provided that: <ul style="list-style-type: none"> a) residential uses shall not be permitted within 20 m (66 ft.) of a property line that abuts Sea Island Way; b) ground floor dwelling units fronting a publicly-accessible street or open space should be: <ul style="list-style-type: none"> - for Pedestrian-Oriented Retail Precincts: Live/Work Dwellings; - elsewhere: Live/Work Dwellings and Home-Based Business 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: <ul style="list-style-type: none"> a) base: 1.2; b) Affordable Housing Bonus: 0.8. <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; • Institution: To be determined on a site specific basis via City development application processes. • Capstan Station Bonus: 0.5 for the provision of residential uses, provided that the owner contributes to the Capstan Station Reserve (as per the Richmond Zoning Bylaw) and publicly accessible areas secured for public park and related uses in accordance with this bylaw.

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