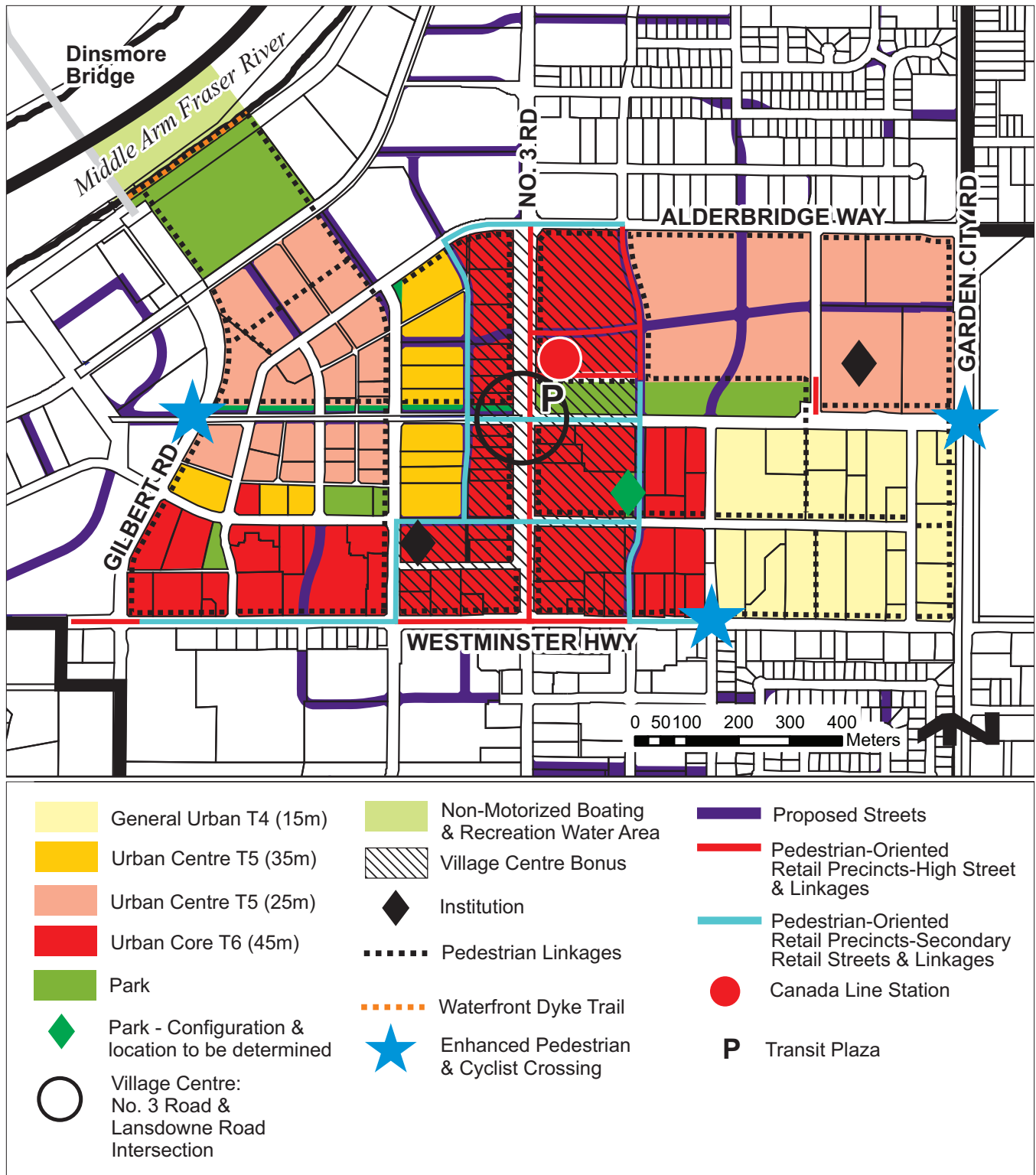


**Specific Land Use Map: Lansdowne Village (2031)** Bylaws 8427 & 8516  
2010/09/13



Specific Land Use Map: Lansdowne Village – Detailed Transect Descriptions		
Land Use Map Designation	Permitted Uses	Maximum Average Net Development Site Density
<b>General Urban (T4)</b>		
<ul style="list-style-type: none"> <li>Residential permitted.</li> <li>Additional Land Use Considerations:                             <ol style="list-style-type: none"> <li>Community Centre (West) – This facility may be situated in the Oval or Lansdowne Village area.</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>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)</li> <li>Office</li> <li>Institutional Use</li> <li>Recreation</li> <li>Studio</li> <li>Community Use</li> <li>Accessory Uses</li> </ul>	<ul style="list-style-type: none"> <li>For Non-Residential Uses: 1.2.</li> <li>For Residential and Mixed Uses including Residential:                             <ol style="list-style-type: none"> <li>base: 0.6;</li> <li>Affordable Housing Bonus: 0.6.</li> </ol> </li> </ul>
<b>Urban Centre (T5)</b>		
<ul style="list-style-type: none"> <li>Residential permitted.</li> <li>Overlays:                             <ol style="list-style-type: none"> <li>Institution;</li> <li>Pedestrian-Oriented Retail Precincts – “High Streets &amp; Linkages”;</li> <li>Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets &amp; Linkages”.</li> </ol> </li> <li>Additional Land Use Considerations:                             <ol style="list-style-type: none"> <li>Community Centre (West, East, South, North) – One or more of these facilities may be situated in this area;</li> <li>Main Library - This facility should be situated within 400 m (1,312 ft.) of Lansdowne Village’s designated Village Centre.</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>Mixed Multiple-Family Residential/Commercial Use and Multiple-Family Residential, provided that ground floor dwelling units are:                             <ol style="list-style-type: none"> <li>for Pedestrian-Oriented Retail Precincts – “High Streets &amp; Linkages”: Not permitted;</li> <li>for Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets &amp; Linkages”: Live/Work Dwellings.</li> </ol> </li> <li>Hotel</li> <li>Office</li> <li>Retail Trade &amp; Services</li> <li>Restaurant</li> <li>Neighbourhood Pub</li> <li>Institutional Use</li> <li>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.)</li> <li>Community Use</li> <li>Accessory Uses</li> </ul>	<ul style="list-style-type: none"> <li>For Non-Residential Uses: 2.0.</li> <li>For Residential and Mixed Uses including Residential:                             <ol style="list-style-type: none"> <li>base: 1.2;</li> <li>Affordable Housing Bonus: 0.8.</li> </ol> </li> </ul> <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> <li>Institution: To be determined on a site specific basis via City development application processes.</li> </ul>
<b>Urban Core (T6)</b>		
<ul style="list-style-type: none"> <li>Residential permitted.</li> <li>Overlays:                             <ol style="list-style-type: none"> <li>Village Centre Bonus;</li> <li>Pedestrian-Oriented Retail Precincts – “High Streets &amp; Linkages”;</li> <li>Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets &amp; Linkages”.</li> </ol> </li> <li>Additional Land Use Considerations:                             <ol style="list-style-type: none"> <li>Community Centre (West, East, South, North) – One or more of these facilities may be situated in this area;</li> <li>Main Library - This facility should be situated within 400 m (1,312 ft.) of Lansdowne Village’s designated Village Centre.</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>As per Urban Centre (T5).</li> </ul>	<ul style="list-style-type: none"> <li>For Non-Residential Uses: 3.0.</li> <li>For Residential and Mixed Uses including Residential:                             <ol style="list-style-type: none"> <li>base: 2.0;</li> <li>Affordable Housing Bonus: 1.0.</li> </ol> </li> </ul> <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> <li>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.</li> </ul>

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