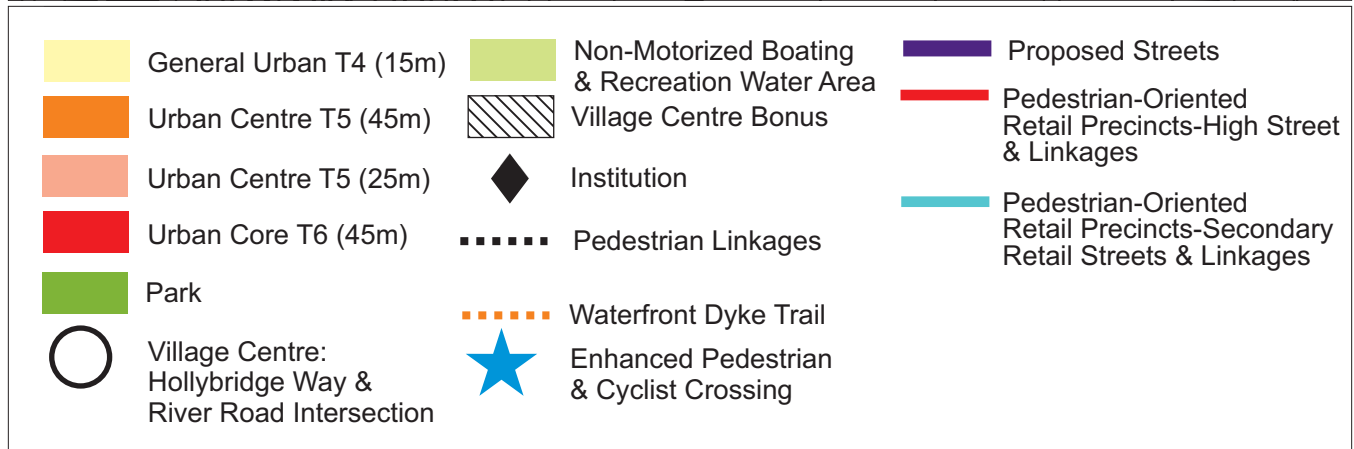
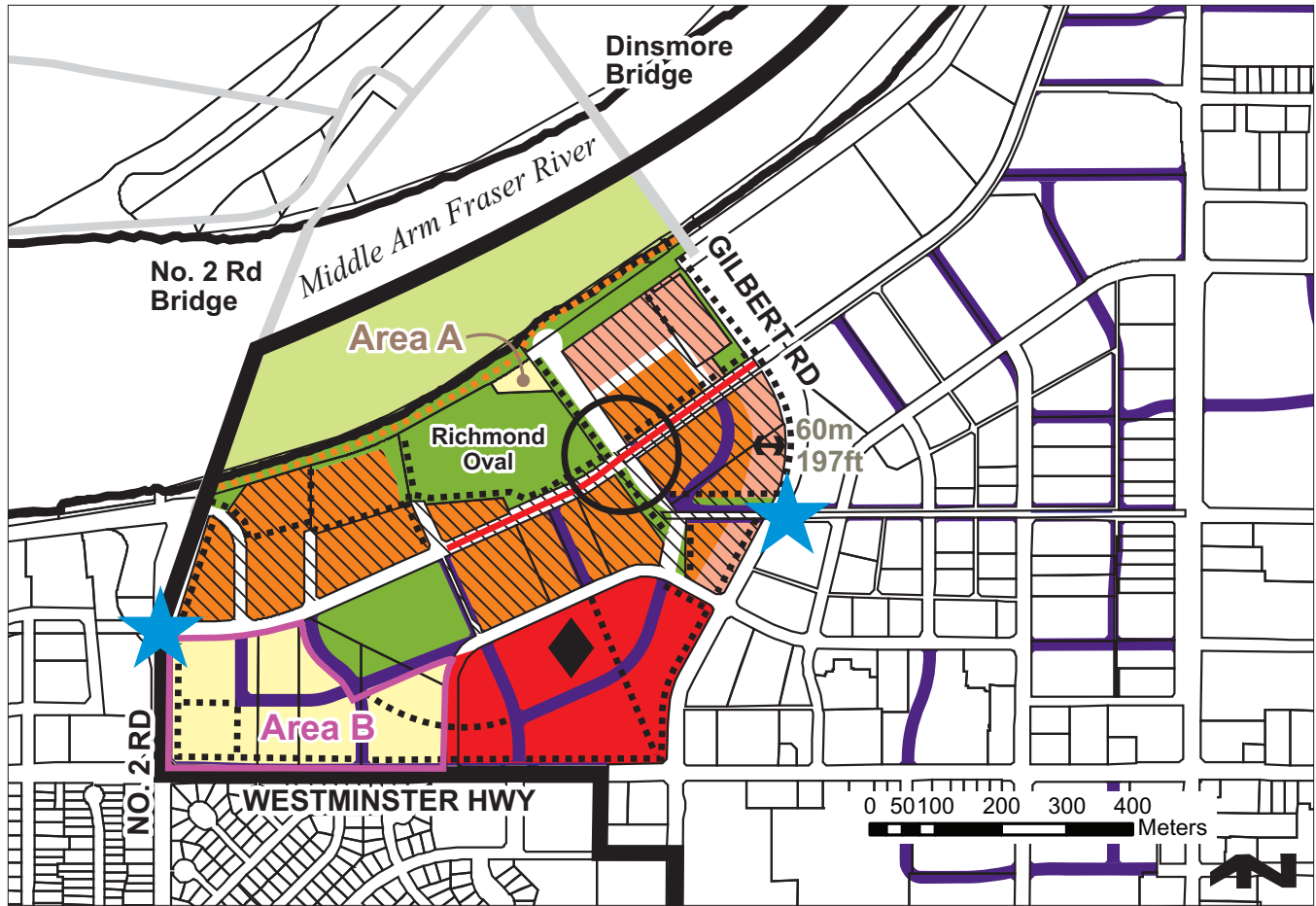


Specific Land Use Map: Oval Village (2031)

Bylaws 8685, 8701
2011/10/24



Specific Land Use Map: Oval Village – Detailed Transect Descriptions		
Land Use Map Designation	Permitted Uses	Maximum Average Net Development Site Density
General Urban (T4)		
<p>For Area A: Residential prohibited.</p> <p>For Area B: Residential permitted.</p> <p>Additional Land Use Considerations:</p> <p>a) Community Centre (West) – This facility may be situated in the Oval Village or Lansdowne Village area.</p>	<p>For Area A:</p> <ul style="list-style-type: none"> • Retail Trade & Services • Restaurant • Neighbourhood Pub • Recreation • Community Use • Accessory Uses <p>For Area B:</p> <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 	<p>For Area A:</p> <ul style="list-style-type: none"> • 0.8 <p>For Area B:</p> <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.
Urban Centre (T5)		
<ul style="list-style-type: none"> • Residential permitted. • Overlays: <ul style="list-style-type: none"> a) Village Centre Bonus; b) Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”; c) Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. <p>Additional Land Use Considerations:</p> <p>a) Community Centre (West) – This facility may be situated in Oval or Lansdowne Village;</p> <p>b) Library Lending Service – This service should be situated within 400 m (1,312 ft.) of the Oval Village’s designated Village Centre.</p>	<ul style="list-style-type: none"> • Mixed Multiple-Family Residential/Commercial Use and Multiple-Family Residential, provided that ground floor dwelling units are: <ul style="list-style-type: none"> a) for Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”: Not permitted; b) for Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”: Live/Work Dwellings. • Hotel • Office • Retail Trade & Services • Restaurant • Neighbourhood Pub • Institutional Use • RecreationStudio (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.
Urban Core (T6)		
<ul style="list-style-type: none"> • Residential permitted. • Overlays: <ul style="list-style-type: none"> a) Institution. <p>Additional Land Use Considerations: As per Urban Centre (T5).</p>	<ul style="list-style-type: none"> • As per Urban Centre (T5), except that ground floor dwelling units are permitted throughout the area. 	<ul style="list-style-type: none"> • For Non-Residential Uses: 3.0. • For Residential and Mixed Uses including Residential: <ul style="list-style-type: none"> a) base: 2.0; b) Affordable Housing Bonus: 1.0. <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.

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