

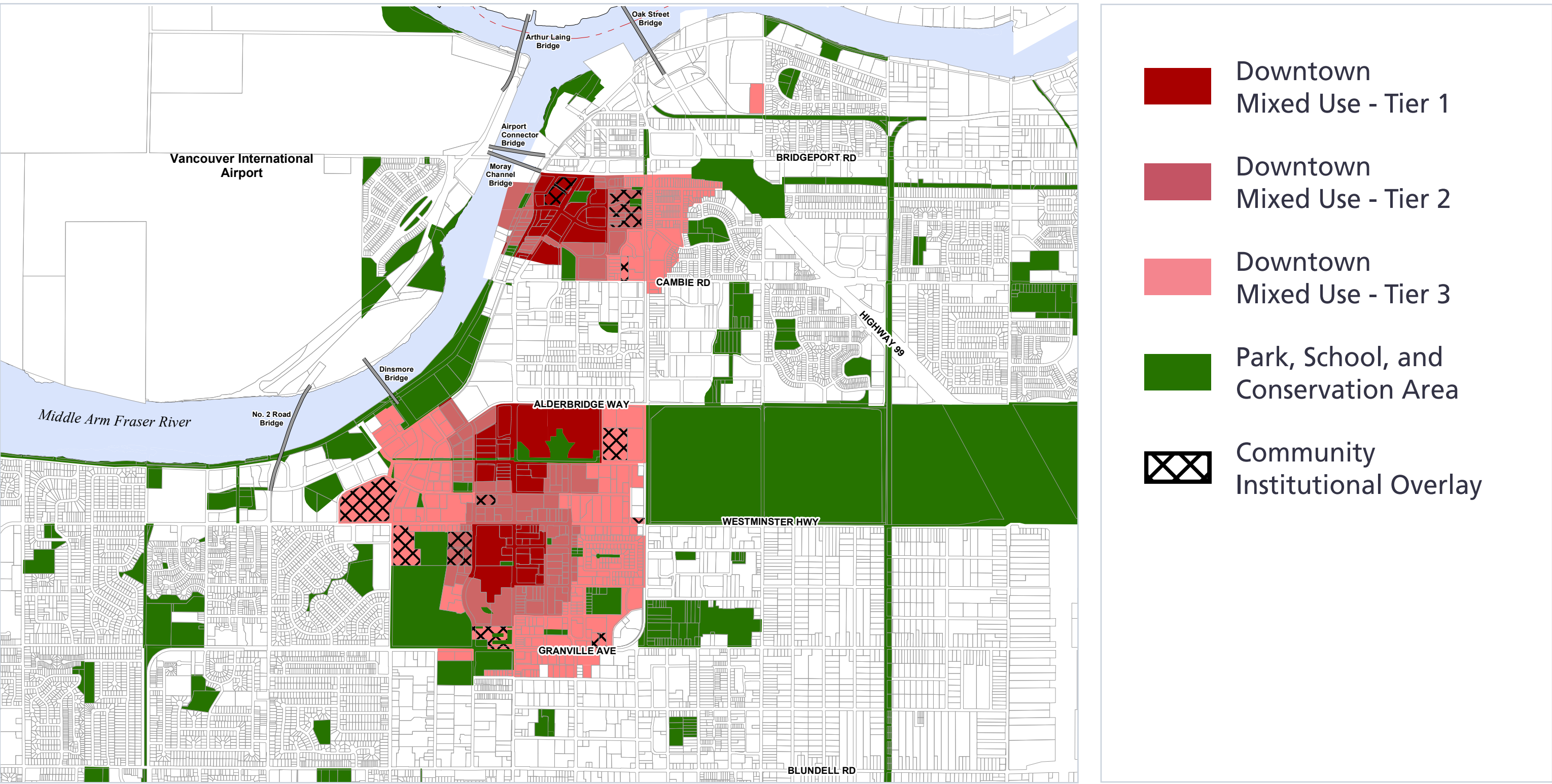
Neighbourhood Type: Downtown Mixed-Use

What are Downtown Mixed-Use Areas?

Those areas within a 10-minute walk (800 m) of Capstan, Lansdowne and Brighthouse Stations where high-rise, mixed-use development is encouraged to support a walkable, transit-oriented urban centre with a vibrant public realm, jobs, amenities, shopping (including healthy food stores), and attractive housing options for existing and future residents.

Why?

The Province’s Transit-Oriented Areas (TOA) legislation (Bill 47) requires Richmond to locate high density development within 800 m of Canada Line stations. While the Province’s scale of development exceeds current City policies, the intent is the same. It is critical that Richmond builds a compact, walkable, high-density downtown to reduce greenhouse gas (GHG) emissions, enhance accessibility and equity, support arts, culture and public life, encourage job growth, and increase housing supply and affordability options.



Sub-Types	Tier 1 (200 m)	Tier 2 (400 m)	Tier 3 (800 m)
Predominant uses ⁽²⁾	<ul style="list-style-type: none">Mixed useApartment ⁽¹⁾Commercial ⁽²⁾	<ul style="list-style-type: none">Mixed useApartment ⁽¹⁾Commercial ⁽²⁾	<ul style="list-style-type: none">Mixed useApartment ⁽¹⁾Commercial ⁽²⁾
Typical heights	Up to 15 storeys	Up to 12 storeys	Up to 8 storeys
Typical density	5.0 FAR	4.0 FAR	3.0 FAR
Purpose-built rental buildings	Encouraged	Encouraged	Encouraged

(1) Includes below-market and market rental housing.

(2) Along designated “High-Streets”, pedestrian-oriented shops and restaurants are encouraged at grade to contribute to a vibrant public realm. (Uses requiring privacy, such as medical offices are discouraged.)



Downtown Mixed-Use 2050 Vision Highlights

- 50% of the City’s new housing, including market and below-market rental, will be downtown.
- Offices, hotels and commercial uses will be concentrated near transit stations (and employment areas with high aircraft noise).
- The downtown will be a hub for equity-supporting service providers, programs and facilities.
- New buildings and infrastructure will be energy efficient and use low carbon district energy for heating and cooling.
- The urban forest will be expanded and enhanced.
- Everyone will be within a 5-minute walk or roll (400 m) of open space, including new parks near the river (15 ha.) and Lansdowne Station (4 ha.).
- Developer-funded amenities will help meet growth-driven demand for new community facilities.
- Priority will be placed on transit, walking, rolling, cycling, enhanced accessibility and other ways to help people adopt car-free lifestyles.

Future Study: Green-Blue Ecological Network Connectivity Plan

Purpose: To increase resiliency, biodiversity, human wellness and related benefits with a strategy for protecting, enhancing and connecting natural assets, ecosystem services and green infrastructure on public and private lands across the city, hand-in-hand with growth.