

20.37 High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre) [Bylaw 9859, Oct 22/18]

20.37.1 Purpose

The **zone** provides for a broad range of **commercial, office, service, institutional, entertainment and residential uses** typical of the **City Centre**. Additional **density** is provided to achieve, amongst other things, **City** objectives related to the **development of affordable housing units, office uses and community amenities**, including an Early Childhood Development Hub.

20.37.2 Permitted Uses

- amenity space, community
- animal day care
- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- education, university
- emergency service
- entertainment, spectator
- government service
- health service, minor
- housing, apartment
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery
- neighbourhood public house
- office
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal

20.37.2 Permitted Uses con't

- studio
- veterinary service

20.37.3 Secondary Uses

- boarding and lodging
- home business
- home-based business

20.37.4 Additional Uses

- district energy utility

20.37.5 Permitted Density

1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on a net **development site** area of 13,424.8 m².

2. The maximum **floor area ratio** is “2.0” together with an additional:
 - a) “0.1” **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.
3. Notwithstanding Section 20.37.5.2, the reference to “2.0” is increased to a higher **floor area ratio** of “4.007” if the **owner**:
 - a) provides 27 **affordable housing units** on the **site** and the combined **habitable space** of the **affordable housing units** is not less than 5% of the total residential **floor area**;
 - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot** and files a notice in the Land Title Office;
 - c) uses a minimum of “1.0” of the additional **floor area ratio** for non-residential **uses** only;
 - d) uses a minimum of “0.007” of the additional **floor area ratio** for **child care** and community services **uses** only;
 - e) grants to the **City**:
 - i) at least 1% of the value of the total residential **floor area ratio** less the value of the **affordable housing unit floor area ratio**, or 377 m², whichever is greater, toward an 1,765 m² “Early Childhood Education Hub” **community amenity space**;
 - ii) at least 0.05 **floor area ratio**, or 671 m², whichever is greater, toward an 1,765 m² “Early Childhood Education Hub” **community amenity space**; and
 - iii) no less than 717 m² toward an 1,765 m² “Early Childhood Education Hub” **community amenity space**,the whole of which shall be designed and constructed to the satisfaction of the **City** and provided to the **City** in the form of an **air space parcel** prior to occupancy of the **development**.
4. Notwithstanding Section 4.5.1, the following items are not included in the calculation of maximum **floor area ratio**:
 - a) common mechanical, heating, ventilation, air conditioning, electrical, telephone and similar type service rooms not co-located with an **enclosed parking** area and not intended as **habitable space**;
 - b) unenclosed, above **grade**, covered **open space** provided for the use of **child care** facility outdoor activities, including deep roof overhang and standalone roof areas, to a maximum of 30% of the combined covered and uncovered **open space** area; and
 - c) unenclosed, above **grade**, covered common **open space** provided for the use of **building** tenants and **building** residents outdoor activity, including deep roof overhang and standalone roof areas, to a maximum of 15% of the combined covered and uncovered common **open space** area.

20.37.6 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

20.37.7 Yards & Setbacks

1. Minimum **setbacks** shall be:
 - a) from a **road**, measured to the **lot line**, 6.0 m, except that a **road setback** may be reduced to:
 - i) 4.0 m, in the case of No. 3 Road, for portions of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**;
 - ii) 3.0 m, in the case of Cook Road, for portions of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**; and
 - iii) 0.0 m for portions of a **building** below **finished site grade**, as specified in a Development Permit approved by the **City**;
 - b) from a **side lot line**, measured to the **lot line**, 5.5 m, except that a **side lot line setback** may be reduced to:
 - i) 4.0 m, for portions of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**; and
 - ii) 0.0 m, for portions of a building below finished site grade, as specified in a Development Permit approved by the **City**; and
 - c) from a **rear lot line**, measured to the **lot line**, 7.5 m, except that a **rear lot line setback** may be reduced to:
 - i) 6.0 m, for portions of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**; and
 - ii) 0.0 m, for portions of a **building** below **finished site grade**, as specified in a Development Permit approved by the **City**.
2. Notwithstanding Section 20.37.7.1, minimum **setbacks** for parts of a **building** directly **adjacent** to **City** land or land secured for public use via **right-of-way**, measured to a **lot line** or the boundary of the **right-of-way**, shall be:
 - a) where a door provides **access**, 1.5 m or the depth of the door swing, whichever is greater.
3. Notwithstanding Sections 4.11 and 4.12, projections into **setbacks** for architectural features, **cantilevered roofs**, **balconies**, **awnings**, sunshades, canopies, privacy screens or similar **building** elements located 3.0 m or more above **finished site grade** may be increased, subject to the depth of the associated **setback**, to a maximum of:
 - a) for **road setbacks**, 2.5 m, as specified in a Development Permit approved by the **City**;
 - b) for **side lot line** and **rear lot line setbacks**, 2.0 m, as specified in a Development Permit approved by the **City**.

20.37.8 Permitted Heights

1. The maximum **building height** for **principal buildings** is 47.0 m geodetic.
2. The maximum **building height** for **accessory structures** is 12.0 m.

20.37.9 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 12,600 m².

20.37.10 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

20.37.11 On-Site Parking and Loading

1. On-site bicycle and **vehicle** parking and loading shall be provided according to the standards set out in Section 7.0.
2. Notwithstanding Section 20.37.11.1, the minimum number of required bicycle **parking spaces** shall be:
 - a) for Class 1, for the combined **child care** and community services **uses**, 15 spaces;
 - b) for Class 2, for **general retail, convenience retail, restaurant, office, child care, community services** and other non-residential **uses**, calculated as 0.1 spaces per 100.0 m² of **floor area**; and
 - c) for Class 2, for residential **uses**, calculated as 0.1 spaces per **dwelling unit**.
3. Notwithstanding Section 20.37.11.1, the minimum number of **vehicle parking spaces** for the combined **child care** and community services **uses** shall be:
 - a) for the **child care** staff, 11 **parking spaces**;
 - b) for the **child care** drop-off/pick-up, 9 **parking spaces**;
 - c) for the community services staff, 11 **parking spaces**; and
 - d) for the community services clients, 10 **parking spaces**.
4. Notwithstanding Section 20.37.11.1, the minimum number of **vehicle parking spaces** required for after-hours community use of the ECD Hub facility shall be 8 **parking spaces** and the **parking spaces** may be provided within the shared non-residential/visitor parking area.
5. Notwithstanding Section 20.37.11.1, the **vehicle parking spaces** for **child care** pick-up/drop-off shall be no smaller than 2.65 m wide by 5.5 m long.
6. Notwithstanding Section 20.37.11.1, the minimum number of truck **loading spaces** is:
 - a) no large size truck **loading spaces** for non-residential **uses** and residential **uses**;
 - b) 6.0 medium size truck **loading spaces** shared between all non-residential and residential **uses**; and
 - c) 1.0 small size van **loading space** with associated marshalling area, to be no less than 5.0 m wide x 11.0 m long, for the exclusive and shared use of the **child care** and community services **uses**.

20.37.12 Other Regulations

1. Signage must comply with the City of Richmond's *Sign Bylaw 5560*, as it applies to **development** in the Downtown Commercial (CDT1) **zone**.

2. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

