

## 20.38 High Density Mixed Use (ZMU38) – Lansdowne Village (City Centre)

[Bylaw 9860, Dec 7/20]

### 20.38.1 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 **City** objectives related to the **development of affordable housing units, office uses and community amenity space**.

### 20.38.2 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

### 20.38.2 Permitted Uses con't

- studio
- veterinary service

### 20.38.3 Secondary Uses

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

### 20.38.4 Additional Uses

- district energy utility

### 20.38.5 Permitted Density

1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on a net **development site** area of 9,049 sq m.

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 20.38.5.2, the reference to “2.0” is increased to a higher **floor area ratio** of “3.0” if the **owner**:
  - a) provides 20 **affordable housing units** on **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) grants to the **City floor area** equalling at least 0.41% of the total residential **floor area ratio** less the **affordable housing unit floor area ratio**, or 106 sq m, whichever is greater, for **community amenity space**, 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**; and
  - d) pays a sum to the **City (Child Care Reserve Fund)** based on **floor area** equalling at least 0.59% of the total residential **floor area ratio** less the **affordable housing unit floor area ratio**:
    - i) multiplied by the “equivalent to construction value” rate of \$6,997/sq m, if the payment is made within one year of third reading of the zoning amendment bylaw; or
    - ii) thereafter, multiplied by the “equivalent to construction value” rate of \$6,997/ sq m adjusted by the cumulative applicable annual changes to the Statistics Canada “Non-residential Building Construction Price Index” for Vancouver, where such change is positive.
4. Notwithstanding Section 20.38.5.3, the reference to “3.0” is increased to a higher **floor area ratio** of “4.0” if the **owner**:
  - a) agrees to use the “1.0” additional **floor area ratio** for non-residential **uses** only; and
  - b) grants to the **City floor area** equalling at least 5% of the “1.0” additional **floor area ratio**, or 452 sq m, whichever is greater, for **community amenity space**, 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**.

#### 20.38.6 Permitted Lot Coverage

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

#### 20.38.7 Yards & Setbacks

1. Minimum **setbacks** shall be:
  - a) from No. 3 Road and the new north-south road, measured to a **lot line**, 6.0 m, except that a **road setback** may be reduced to:
    - i) 3.0 m for parts of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**; and

- ii) 0.0 m for parts of a **building** below **finished site grade**, as specified in a Development Permit approved by the **City**;
  - b) from the south **lot line**, measured to the **lot line**, 6.0 m, except that the **setback** may be reduced to:
    - i) 3.0 m for parts of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**; and
    - ii) 0.0 m for parts of a **building** below **finished site grade**, as specified in a Development Permit approved by the **City**; and
  - c) from the north **lot line**, measured to the **lot line**, 0.0 m.
2. Notwithstanding Section 4.11 and Section 4.12, projections into required **setbacks** for No. 3 Road, the new north-south road and the south **lot line** may be increased to:
- a) 2.5 m in the case of a projecting architectural feature, **cantilevered roof, balcony, awning**, sunshade, canopy, privacy screen or similar **building** element if located 3.0 m or more above **finished site grade**, as specified in a Development Permit approved by the **City**; and
  - b) 1.0 m in the case of architectural supports for **building** elements referenced in Section 20.38.6.2(a) located 6.0 m or less above **finished site grade**, as specified in a Development Permit approved by the **City**.
3. Notwithstanding 20.38.7.1, 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.

### 20.38.8 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.

### 20.38.9 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** is 7,400 sq m.

### 20.38.10 Landscaping & Screening

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

### 20.38.11 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.
- 2. Notwithstanding Section 20.38.11.1, the minimum number of required bicycle **parking spaces** shall be:

- a) for Class 2, for **general retail, convenience retail, restaurant, office** and other non-residential **uses**, excluding **education, commercial education** and **university education uses**, calculated as 0.2 spaces per 100.0 sq m of **floor area**; and
  - b) for Class 2, for **residential uses**, calculated as 0.1 spaces per **dwelling unit**.
3. Notwithstanding Section 20.38.10.1, no large size **loading spaces** are required.

#### **20.38.12 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.