20.39 High Density Mixed Use (ZMU39) – Brighouse Village (City Centre)
[Bylaw 9878, Feb 11/19]

20.39.1 Purpose

The **zone** provides for a broad range of **commercial**, **office**, service, entertainment and residential **uses** typical of a 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.

20.39.2 Permitted Uses
- **amenity space, community**
- **animal day care**
- **animal grooming**
- **broadcasting studio**
- **child care**
- **community care facility, major**
- **community care facility, minor**
- **education**
- **education, commercial**
- **education, university**
- **emergency service**
- **entertainment, spectator**
- **government service**
- **health service, major**
- **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**
- **studio**

20.39.3 Secondary Uses
- **boarding and lodging**
- **home-based business**
- **home business**

20.39.4 Additional Uses
- **district energy utility**

20.39.5 Permitted Density

1. 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**.

2. Notwithstanding Section 20.39.5.1, the reference to "2.0" is increased to a higher **floor area ratio** of "3.0" if, at the time **Council** adopts a zoning amendment bylaw to create the ZMU39 **zone** and include the **lot** in the **zone**, the **owner**:

   a) agrees to provide not less than twenty-one (21) **affordable housing units** on the **site** and the combined **habitable space** for 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; and

   c) pays a sum to the **City** (**Child Care Reserve Fund**) based on 1% of the value of the total residential **floor area ratio** less the value of the **affordable housing unit floor area ratio** multiplied by the "equivalent to construction value" rate of $6,997/m^2, if the payment is made within one year of third reading of the zoning amendment bylaw, or thereafter, multiplied by the "equivalent to construction value" rate of $6,997/m^2 adjusted by the cumulative applicable annual changes to the Statistics Canada "Non-residential Building Construction Price Index" for Vancouver, where such change is positive.

3. Notwithstanding Section 20.39.5.1 and Section 20.39.5.2, the **density** is increased by an additional **floor area ratio** of "1.0" if, at the time **Council** adopts a zoning amendment bylaw to create the ZMU39 **zone** and include the **lot** in the **zone**, the **owner**:

   a) agrees to use the "1.0" additional **floor area ratio** for non-residential **uses** only; and

   b) pays a sum to the **City** (*City Centre Facility Development Fund*) based on 5% of the "1.0" additional **floor area ratio**, calculated using the "equivalent to construction value" rate of $6,997/m^2, if the payment is made within one year of third reading of the zoning amendment bylaw, or thereafter, multiplied by the "equivalent to construction value" rate of $6,997/m^2 adjusted by the cumulative applicable annual changes to the Statistics Canada "Non-residential Building Construction Price Index" for Vancouver, where such change is positive.

20.39.6 Permitted Lot Coverage

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

20.39.7 Yards & Setbacks

1. The minimum **setbacks** shall be:

   a) for public **road setbacks**: 3.0 m, but this may be reduced to 2.2 m if:

      i) a proper interface is provided at the sidewalk level as approved by the **City**;

      ii) no driveways or loading areas are located along the public **road**.

   b) for **side** and **rear yard**: 0 m.

   c) for parts of a **building** situated below finished **grade**: 0 m.

20.39.8   Permitted Heights

1.   The maximum **building height** for **principal buildings** is 47.0 m. geodetic.

2.   The maximum **building height** for **accessory buildings** is 12.0 m.

20.39.9   Subdivision Provisions/Minimum Lot Size

1.   The minimum **lot width** is 45.0 m.

2.   The minimum **lot depth** is 40.0 m.

3.   The minimum **lot area** is 4,000 m^2.

20.39.10   Landscaping & Screening

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

20.39.11   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, including the **City Centre** Parking Zone 1 standards set out in Section 7.9.

2.   Notwithstanding Section 20.39.11.1:

   a)   the minimum number of truck **loading spaces** is 6.0 medium size truck spaces shared between non-residential and residential **uses**;

   b)   no large size truck spaces for residential **uses** and non-residential **uses** are permitted in this **zone**; and

   c)   the Class 2 bicycle parking requirement is:

      i)   Residential: 0.1/unit

      ii)   **General** and **Convenience Retail**, **Restaurant**, **Office**: 0.1 spaces per each 100.0 m^2 of **gross leasable floor area** greater than 100.0 m^2.

20.39.12   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.