

20.46 High Density Mixed Use and Affordable Rental Housing (ZMU46) – Lansdowne Village (City Centre) *[Bylaw 10138, Mar 28/22]*

20.46.1 Purpose

The **zone** provides for **commercial, office**, multi-family residential, and compatible **uses** typical of the **City Centre**. Additional **density** is provided to achieve, among other things, **City** objectives related to **community amenity space, affordable housing units**, and **office** within the Village Centre Bonus Area designated by the **City Centre Area Plan**.

20.46.2 Permitted Uses

- **amenity space, community**
- **animal day care**
- **animal grooming**
- **broadcasting studio**
- **child care**
- **community care facility, minor**
- **education**
- **education, commercial**
- **education, university**
- **emergency service**
- **entertainment, spectator**
- **government service**
- **health service, minor**
- **housing, apartment**
- **housing, town**
- **library and exhibit**
- **liquor primary establishment**
- **manufacturing, custom indoor**
- **microbrewery, winery and distillery**
- **neighbourhood public house**
- **office**
- **park**
- **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**
- **veterinary service**

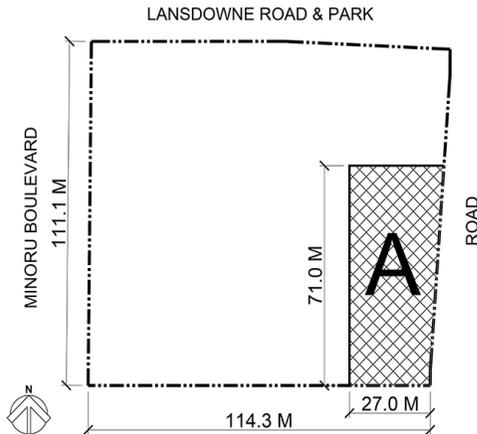
20.46.3 Secondary Uses

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

20.46.4 Residential Rental Tenure

1. Not less than 88 **dwelling units**, for **use as affordable housing units** only, located within that portion of the **development site** shown crosshatched and indicated as “A” in Section 20.46.4.1, Diagram 1, shall be **used only for residential rental tenure**.

Diagram 1



2. For the purposes of this **zone**, **residential rental tenure** means, in relation to a **dwelling unit** in a multi-family residential **building**, occupancy of a **dwelling unit** governed by a tenancy agreement that is subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time.

20.46.5 Permitted Density

1. The maximum **floor area ratio** is “1.2” together with an additional:
 - a) “0.1” **floor area ratio** for indoor **amenity space** only; and
 - b) “0.1” **floor area ratio** for **community amenity space** only.
2. If the **owner** has provided at least 425.7 m² of **gross leasable floor area** as **community amenity space** under Section 20.46.5.1(b), notwithstanding Section 20.46.5.1, the reference to “1.2” is increased to a higher **floor area ratio** of “2.0” if, prior to first occupancy of the **building**, the **owner**:
 - a) provides not less than 47 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the residential portion of the 2.0 **floor area ratio**; and
 - 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.
3. If the **owner** has provided **affordable housing units** under Section 20.46.5.2, an additional 0.2 **density bonus floor area ratio** shall be permitted if, prior to first occupancy of the **building**, the **owner**:
 - a) uses the additional 0.2 **density bonus floor area ratio** only for **affordable housing units** and **ancillary uses**, as specified in a Development Permit approved by the **City**; and

- 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.
4. If the **owner** has provided **affordable housing units** under Section 20.46.5.2 and Section 20.46.5.3, an additional 1.0 **density bonus floor area ratio** shall be permitted, provided that:
- a) the **lot** is located in the Village Centre Bonus Area designated by the **City Centre Area Plan**;
 - b) the **owner** uses the additional 1.0 **density bonus floor area ratio** only for **office**; and
 - c) the **owner** pays a sum to the **City** (*City Centre Facility Development Fund*) based on 5% of the additional 1.0 **density bonus floor area ratio** multiplied by (i) the “equivalent to construction value” rate of \$7,535 per square metre of **density bonus floor area**, if the payment is made within one year of third reading of the zoning amendment bylaw, or (ii) thereafter, the “equivalent to construction value” rate of \$7,535 per square metre of **density bonus floor area** adjusted by the cumulative applicable annual changes to the Statistics Canada “Non-Residential Building Construction Price Index” for Vancouver, where such change is positive.
5. For the purposes of this **zone**, if the **owner** dedicates not less than 1,210.3 m² of the gross **site** as **road** and transfers not less than 859.2 m² of the gross **site** to the **City** as fee simple for **park** purposes, the calculation of **floor area ratio** shall be based on a net **development site** area of 15,034.3 m².

20.46.6 Permitted Lot Coverage

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

20.46.7 Yards & Setbacks

1. Minimum **setbacks** shall be:
- a) for **road** and **park setbacks**, measured to a **lot line** or the boundary of an area granted to the **City**, via a statutory **right-of-way**, fee simple, or other means, for **road** or **park** purposes: 6.0 m, but may be reduced to 3.0 m if a proper interface is provided as specified in a Development Permit approved by the **City**;
 - b) for **interior side yard setbacks**: 0.0 m; and
 - c) for parking situated below finished **grade**: 0.0 m.

20.46.8 Permitted Heights

1. The maximum **building height** for **principal buildings** is 35.0 m, but may be increased to 47.0 m geodetic if a proper interface is provided with adjacent **buildings** and areas secured by the **City**, via statutory **right-of-way**, fee simple, or other means, for **park** purposes, as specified in a Development Permit approved by the **City**.
2. The maximum **building height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

20.46.9 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 12,500 m².

20.46.10 Landscaping & Screening

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

20.46.11 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 20.46.11.1, for the purposes of this **zone**:
 - a) the minimum number of **vehicle parking spaces** shall be:
 - i) for **community amenity space**: 3.75 spaces per 100.0 m² of **gross leasable floor area**;
 - ii) for **office**: 1.275 spaces per 100.0 m² of **gross leasable floor area**; and
 - iii) for visitors to residential **uses**: 8 spaces;
 - b) the minimum number of **vehicle parking spaces** required for **affordable housing units** may be reduced by up to 25%, if:
 - i) the **owner** has provided **affordable housing units** under Section 20.46.5.2 and Section 20.46.5.3; and
 - ii) the **City** implements transportation demand management measures and the minimum on-site parking requirements are substantiated by a parking study that is prepared by a registered professional engineer and is subject to review and approval of the **City**; and
 - c) for on-site bicycle parking for the residents of the **building**, the minimum number of Class 1 bicycle parking spaces shall be 1.7 spaces per **dwelling unit**, including 10% over-size lockers as specified in a Development Permit approved by the **City**.

20.46.12 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.