

## 20.30 Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre) [Bylaw 9594, May8/17]

### 20.30.1 Purpose

The **zone** accommodates **community amenity space** within the **City Centre**, plus high-rise apartments and a limited amount of **commercial use**, and compatible **secondary uses**. Additional **density** is provided to achieve, among other things, **City** objectives in respect to **community amenity space, affordable housing units, commercial use**, and the Capstan Canada Line station.

### 20.30.2 Permitted Uses

- **amenity space, community**
- **congregate housing**
- **housing, apartment**

### 20.30.3 Secondary Uses

- **animal grooming**
- **boarding and lodging**
- **broadcast studio**
- **child care**
- **community care facility, minor**
- **education, commercial**
- **government service**
- **health service, minor**
- **home-based business**
- **hotel**
- **housing, town**
- **library and exhibit**
- **liquor primary establishment**
- **manufacturing, custom indoor**
- **office**
- **park**
- **parking, non-accessory**
- **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**
- **vehicle rental, convenience**
- **veterinary service**

### 20.30.4 Permitted Density

1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

2. Notwithstanding Section 20.30.4.1, the reference to “1.2” is increased to a higher **floor area ratio** of “2.5” if:
  - a) the **site** is located in the Capstan Station Bonus Map area designated by the **City Centre Area Plan**;
  - b) the **owner** pays a sum into the **Capstan station reserve** as specified in Section 5.19 of this bylaw;
  - c) the **owner** grants to the **City**, via a statutory **right-of-way, air space parcel**, fee simple, or dedication, as determined at the sole discretion of the **City**, rights of public use over a suitably landscaped area of the **site** for **park** and related purposes at a rate of 5.0 m<sup>2</sup> per **dwelling unit** or 4,705.0 m<sup>2</sup>, whichever is greater; *[Bylaw 10189, Sep 28/20]*
  - d) the **owner** uses a minimum of 0.5 **floor area ratio** for residential purposes; and
  - e) prior to first occupancy of the **building**, the **owner**:
    - i) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 5% of the total residential **building** area; and
    - ii) 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 paid a sum into the **Capstan station reserve**, provided a suitably landscaped area of the **site** for **park** and related purposes, and provided **affordable housing units** under Section 20.30.4.2, 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 non-residential purposes, which non-residential purposes shall provide, in whole or in part, for **office, convenience retail uses, minor health services**, pedestrian-oriented **general retail**, or other **uses** important to the viability of the **City Centre** as determined to the satisfaction of the **City**;
  - c) the **owner** uses a maximum of 49% of the **gross floor area** of the **building**, including the additional 1.0 **density bonus floor area ratio** (i.e. the **gross floor area** of the additional **building** area), for non-residential purposes; and
  - d) the **owner** grants to the **City**, via air space parcel, at least 5% of the additional 1.0 **density bonus floor area ratio** (i.e. the **gross floor area** of the additional **building** area) or 1,214.8 m<sup>2</sup>, whichever is greater, for **community amenity space** (e.g., community recreation), to the satisfaction of the **City**, and locates the entirety of the area granted to the **City** within the area indicated as “B” in Section 20.30.4.3, Diagram 2.

Diagram 1



Diagram 2



4. Notwithstanding Section 20.30.4.2, the reference to “2.5” is increased to a higher **floor area ratio** of “3.03” on the portion of the **site** located east of Corvette Way if:
  - a) the portion of the **site** located east of Corvette Way is designated Institution by the **City Centre Area Plan**;
  - b) the **owner** has granted **community amenity space** to the **City** under Section 20.30.4.3; and
  - c) Notwithstanding Section 20.30.4.3(d), the reference to “1,214.8 m<sup>2</sup>” is increased to “3,106.59 m<sup>2</sup>”;
  
5. Notwithstanding Sections 20.30.4.2, 20.30.4.3, and 20.30.4.4, provided that the **owner** complies with the conditions set out in Sections 20.30.4.2, 20.30.4.3, and 20.30.4.4 and, within the area shown cross-hatched in Section 20.30.4.3, Diagram 1, the **owner** dedicates not less than 2,801.0 m<sup>2</sup> of land to the **City** as **road** and transfers not less than 2,963.0 m<sup>2</sup> of land to the **City** as fee simple for **park** purposes, then:
  - a) the maximum total combined **floor area** for the **site** shall not exceed 113,131.8 m<sup>2</sup>, of which the **floor area** of residential **uses** shall not exceed 88,804.0 m<sup>2</sup>, including at least 4,441.8 m<sup>2</sup> for **affordable housing units**, and the **floor area** for other **uses** shall not exceed 24,327.8 m<sup>2</sup>, including at least 3,106.6 m<sup>2</sup> for **community amenity space**; and [Bylaw 10189, Sep 28/20]
  - b) the maximum **floor area** for the areas indicated as “A”, “B”, and “C” in Section 20.30.4.3, Diagram 2, shall not exceed:
    - i) for “A”: 54,014.2 m<sup>2</sup> for residential **uses**, including at least 3,092.5 m<sup>2</sup> for **affordable housing units**, and 2,131.0 m<sup>2</sup> for other **uses**; [Bylaw 10189, Sep 28/20]
    - ii) for “B”: 21,740.2 m<sup>2</sup> for residential **uses**, including at least 1,349.3 m<sup>2</sup> for **affordable housing units**, and 22,196.8 m<sup>2</sup> for other **uses**, including at least 3,106.6 m<sup>2</sup> for **community amenity space**; and [Bylaw 10189, Sep 28/20]
    - iii) for “C”: 13,049.6 m<sup>2</sup> for residential **uses**, including nil for **affordable housing units**, and nil for other **uses**; and [Bylaw 10189, Sep 28/20]
  - c) the maximum combined total number of **dwelling units** for the areas indicated as “A”, “B”, and “C” in Section 20.30.4.3, Diagram 2, shall not exceed 941. [Bylaw 10189, Sep 28/20]

### 20.30.5 Permitted Lot Coverage

1. The maximum **lot coverage** for the areas indicated as “A”, “B”, and “C” in Section 20.30.4.3, Diagram 2, is 90% for **buildings** and landscaped roofs over **parking spaces**.

### 20.30.6 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** or **air space parcel** for **road** or **park** purposes: 3.0 m, but may be reduced if a proper interface is provided as specified in a Development Permit approved by the **City**;
  - b) for **interior side yard setbacks**, measured to a **lot line**: 0.0 m; and
  - c) for parts of a **building** situated below finished **grade**, measured to a **lot line**: 0.0 m.
2. Notwithstanding Section 20.30.6.1, for residential **uses** the minimum **setback** to a **lot line** that **abuts** Sea Island Way shall be 20.0 m.

### 20.30.7 Permitted Heights

1. The maximum **building height** shall be 47.0 m GSC.
2. The maximum **height** for **accessory structures** is 12.0 m.

### 20.30.8 Subdivision Provisions

1. The minimum **lot area** for the areas indicated as “A”, “B”, and “C” in Section 20.30.4.3, Diagram 2, shall be:
  - a) for “A”: 13,000.0 m<sup>2</sup>;
  - b) for “B”: 9,000.0 m<sup>2</sup>; and
  - c) for “C”: 2,000.0 m<sup>2</sup>.

### 20.30.9 Landscaping & Screening

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

### 20.30.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking shall be provided according to the provisions of Section 7.0 and **City Centre** Parking Zone 1.
2. Notwithstanding Section 20.30.10.1, if the **owner** implements transportation demand management measures substantiated by a parking study approved by the **City**:
  - a) the minimum number of **parking spaces** for the following **uses** shall be:
    - i) for community centre: 74 spaces, except that 20 spaces may be shared with parking provided for other non-residential **uses** on the **lot** where the maximum demand for the **parking spaces** by the individual **uses** occurs at different periods of the day;

- ii) for **convenience retail, general retail, restaurant, office**, and other commercial **uses** on the first two **storeys** of a **building** (which two **storeys** are above the finished **grade**): 3.375 spaces per 100.00 m<sup>2</sup> of **gross leasable floor area**;
  - iii) for **office** above the first two **storeys** of a **building** (which two **storeys** are above the finished **grade**): 1.1475 spaces per 100.00 m<sup>2</sup> of **gross leasable floor area**;
  - iv) for **affordable housing units**: 0.81 spaces for residents per **dwelling unit**;
  - v) for **town housing, apartment housing**, and mixed **commercial/residential uses**: 1.0 space for residents per **dwelling unit**; and
  - vi) for residential visitors: 0.18 spaces per **dwelling unit**, except that a portion of the spaces may be shared with parking provided for non-residential **uses** on the **lot** for the areas indicated as “A” and “B” in Section 20.30.4.3, Diagram 2, as follows:
    - for “A”: maximum 70% shared; and
    - for “B”: maximum 100% shared.
3. On-site loading shall be provided according to the provisions of Section 7.0, except that the minimum number of **loading spaces** on the **lot** for the areas indicated as “A”, “B”, and “C” in Section 20.30.4.3, Diagram 2, shall be :
- a) for “A”: 3 medium-size **loading spaces** for residential **use** and 1 medium-size **loading space** for non-residential **use**;
  - b) for “B”: 2 medium-size **loading spaces** for residential **use** and 2 medium-size **loading spaces** for non-residential **use** (including community centre use); and
  - c) for “C”: 1 medium-size **loading space**.

### 20.30.11 Other Regulations

1. For the areas indicated as “A” and “B” in Section 20.30.4.3, Diagram 2, **uses** located above the first two **storeys** of a **building** (which **storeys** are above the finished **grade**) shall be limited to **health service, minor, office, private club**, residential, **restaurant**, and **service, personal**.
2. Signage must comply with the City of Richmond’s *Sign Bylaw 5560*, as it applies to **development** in the Downtown Commercial (CDT1) **zone**.
3. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
4. 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.

