

20.34 High Density Mixed Use (ZMU34) – Lansdowne Village (City Centre)

[Bylaw 9825, Nov 13/18]

20.34.1 Purpose

The **zone** provides for a broad range of **commercial, office, service, institutional, education, 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 amenities**.

20.34.2 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
- grocery store
- 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
- veterinary service

20.34.3 Secondary Uses

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

20.34.4 Additional Uses

- district energy utility

20.34.5 Permitted Density

1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on a net development **site** area of 20,817 m².
2. The maximum **floor area ratio** is “2.0” for residential **uses** and mixed **uses** including residential **uses**, 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 20.34.5.2, the reference to “2.0” is increased to a higher **floor area ratio** of “3.0” if the **owner**:
 - a) provides 38 **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** minus the total market rental housing units **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) provides market rental housing units on the **site** with a combined **floor area ratio** of not less than 0.41;
 - d) enters into a legal agreement with respect to the market rental housing units and registers the legal agreement against title to the **lot**; and
 - e) 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 units floor area ratio** and the market rental housing units **floor area ratio**:
 - i) multiplied by the “equivalent to construction value” rate of \$6,997/m², 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/m² 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 20.34.5.3, the reference to “3.0” is increased to a higher **floor area ratio** of “3.95” if the **owner**:
 - a) uses the additional “0.95” **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 additional non-residential **floor area ratio** provided in the **development**:
 - i) multiplied by the “equivalent to construction value” rate of \$8,073/m² 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 \$8,073/m² 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. 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**; and
 - b) storage areas for residential **uses** to a maximum area of 3.3 m² per **dwelling unit** where co-located with below-grade, **enclosed parking**.

20.34.6 Permitted Lot Coverage

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

20.34.7 Yards & Setbacks

1. Minimum **setbacks** shall be:
 - a) from a **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**; and
 - b) from a **side lot line**, measured to a **lot line**, 0.0 m.
2. Notwithstanding 20.34.7.1, 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**.

20.34.8 Permitted Heights

1. The maximum **building height** for **principal buildings** is 41.5 m geodetic.
2. The maximum **building height** for **accessory structures** is 12.0 m.

20.34.9 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** for **development** is 16,800 m².

20.34.10 Landscaping & Screening

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0 of *Richmond Zoning Bylaw 8500*.

20.34.11 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 20.34.11.1, 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 m² of **floor area**; and
 - b) for Class 2, for residential **uses**, calculated as 0.1 spaces per **dwelling unit**.
3. Notwithstanding Section 20.34.11.1, the minimum number of **parking spaces** required by this bylaw for residential **uses** may be reduced to be calculated as follows:
 - a) 0.9 resident **parking space** per residential **dwelling unit**;
 - b) 0.8 resident **parking space** per **affordable housing unit**;
 - c) 0.8 resident **parking space** per market rental housing unit;
 - d) 0.1 visitor **parking space** per residential **dwelling unit**;
 - e) 0.1 visitor **parking space** per **affordable housing unit**; and
 - f) 0.1 visitor **parking space** per market rental housing unit.and then the minimum on-site parking requirements for residential **uses** (set out above) and for non-residential **uses** (set out in Section 7) may be further reduced by up to a maximum of 10%, where:
 - g) the **City** implements transportation demand management measures, including the use of car co-operatives, transit passes, private shuttles, carpools, enhanced end-of-trip cycling facilities, and other pedestrian, bicycle and transit connectivity improvements suitable to the **site** and the surrounding neighbourhood; and
 - h) 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**.
4. Notwithstanding Section 20.34.11.1, the required number of **loading spaces** is:
 - a) 2.0 large size truck space shared between residential **uses** and non-residential **uses**; and
 - b) 7.0 medium size truck spaces shared between non-residential and residential **uses**.

20.34.12 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.

