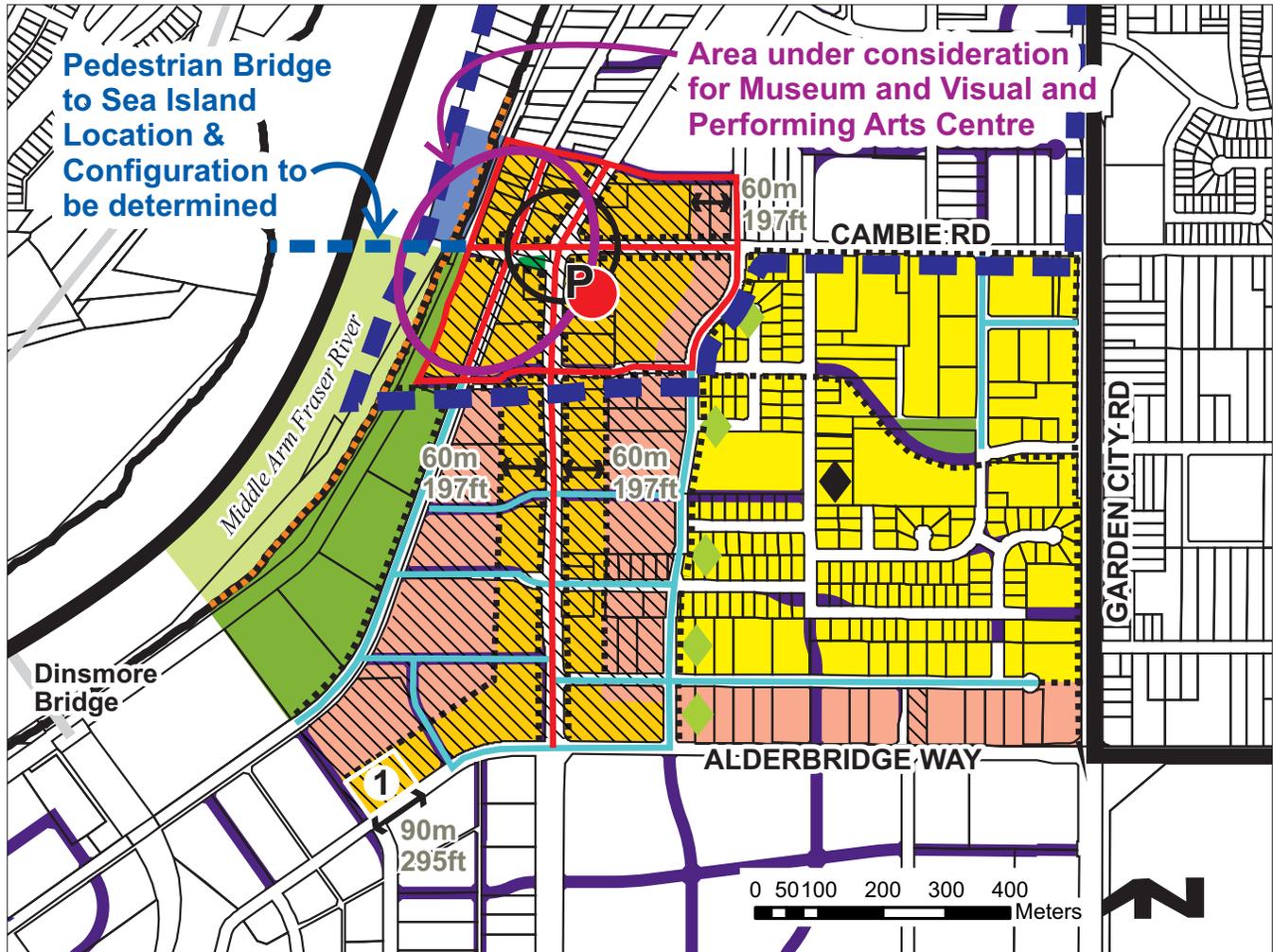


# Specific Land Use Map: Aberdeen Village (2031)

Bylaw 10020  
2019/05/21



General Urban T4 (25m)	Non-Motorized Boating & Recreation Water Area	Proposed Streets
Urban Centre T5 (35m)	Marina (Residential Prohibited)	Pedestrian-Oriented Retail Precincts-High Street & Linkages
Urban Centre T5 (25m)	Village Centre Bonus	Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages
<b>Location where site specific maximum building heights apply:</b>	Institution	Richmond Arts District
(33m)	Pedestrian Linkages	Canada Line Station
Park	Waterfront Dyke Trail	Transit Plaza
Park-Configuration & location to be determined		Village Centre: No.3 Road & Cambie Road Intersection

Bylaw 10020  
2019/05/21  
Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

Specific Land Use Map: Aberdeen Village – Detailed Transect Descriptions		
Land Use Map Designation	Permitted Uses	Maximum Average Net Development Site Density
<b>General Urban (T4)</b>		
<ul style="list-style-type: none"> <li>Residential prohibited.</li> <li>Overlays:                             <ol style="list-style-type: none"> <li>Industrial Reserve – “Limited Commercial”;</li> <li>Institution – Location as indicated;</li> <li>Pedestrian-Oriented Retail Precincts – “High Streets &amp; Linkages”;</li> <li>Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets &amp; Linkages”.</li> </ol> </li> </ul> <p>Additional Land Use Considerations:</p> <ol style="list-style-type: none"> <li>Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village area;</li> <li>Library Lending Service – This service should be situated within 400 m (1,312 ft.) of Aberdeen Village’s designated Village Centre.</li> </ol>	<ul style="list-style-type: none"> <li>Light Industry</li> <li>The following uses, provided that such uses are not situated on the ground floor of the building (excluding building entrance lobbies):                             <ol style="list-style-type: none"> <li>Office;</li> <li>Education (excluding schools offering provincially mandated K-12 programs).</li> </ol> </li> <li>The following uses, provided that such uses are not situated more than 50 m (98 ft.) from a property line abutting Hazelbridge Way, Alexandra Road, McKim Way, or Odlin Crescent north of Odlin Road:                             <ol style="list-style-type: none"> <li>Retail Trade &amp; Services;</li> <li>Restaurant;</li> <li>Neighbourhood Pub;</li> <li>Institutional Use;</li> <li>Recreation;</li> <li>Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.).</li> </ol> </li> <li>Community Use (excluding child care)</li> <li>Accessory Uses</li> </ul>	<ul style="list-style-type: none"> <li>1.2, provided that:                             <ol style="list-style-type: none"> <li>the total floor area of non-industrial uses may not exceed that of industrial uses (excluding parking);</li> <li>non-industrial uses do not share a common building entrance with industrial uses (excluding accessory uses).</li> </ol> </li> </ul> <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> <li>Industrial Reserve – “Limited Commercial”: To be determined on a site specific basis via City development application processes;</li> <li>Institution: To be determined on a site specific basis via City development application processes.</li> </ul>
<b>Urban Centre (T5)</b>		
<ul style="list-style-type: none"> <li>Residential prohibited.</li> <li>Overlays:                             <ol style="list-style-type: none"> <li>Commercial Reserve;</li> <li>Village Centre Bonus;</li> <li>Institution;</li> <li>Richmond Arts District (RAD);</li> <li>Pedestrian-Oriented Retail Precincts – “High Streets &amp; Linkages”;</li> <li>Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets &amp; Linkages”.</li> </ol> </li> </ul> <p>Additional Land Use Considerations:</p> <ol style="list-style-type: none"> <li>Museum &amp; Visual and Performing Arts Centre – These facilities are under consideration for location in this area;</li> <li>Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village area;</li> <li>Library Lending Service – This service should be situated within 400 m (1,312 ft.) of Aberdeen Village’s designated Village Centre.</li> </ol>	<ul style="list-style-type: none"> <li>Office</li> <li>Hotel</li> <li>Retail Trade &amp; Services</li> <li>Restaurant</li> <li>Entertainment</li> <li>Education (excluding schools offering provincially-mandated kindergarten to grade 12 programs)</li> <li>Neighbourhood Pub</li> <li>Institutional Use</li> <li>Recreation</li> <li>Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.)</li> <li>Community Use (excluding child care)</li> <li>Accessory Uses</li> </ul>	<ul style="list-style-type: none"> <li>2.0</li> </ul> <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> <li>Institution: To be determined on a site specific basis via City development application processes;</li> <li>Village Centre Bonus:                             <ol style="list-style-type: none"> <li>north of Browngate Road: 1.0 for the provision of non-residential uses;</li> <li>south of Alexandra Road, fronting the east side of Kwantlen Street: 1.0 for the provision of hotel uses only;</li> <li>elsewhere: 1.0 for the provision of office uses only.</li> </ol> </li> </ul>

Bylaw 8728  
2011/07/26

Note: Richmond’s Aircraft Noise Sensitive Development (ANSD) Policy applies (OCP Schedule 1) throughout this Village.