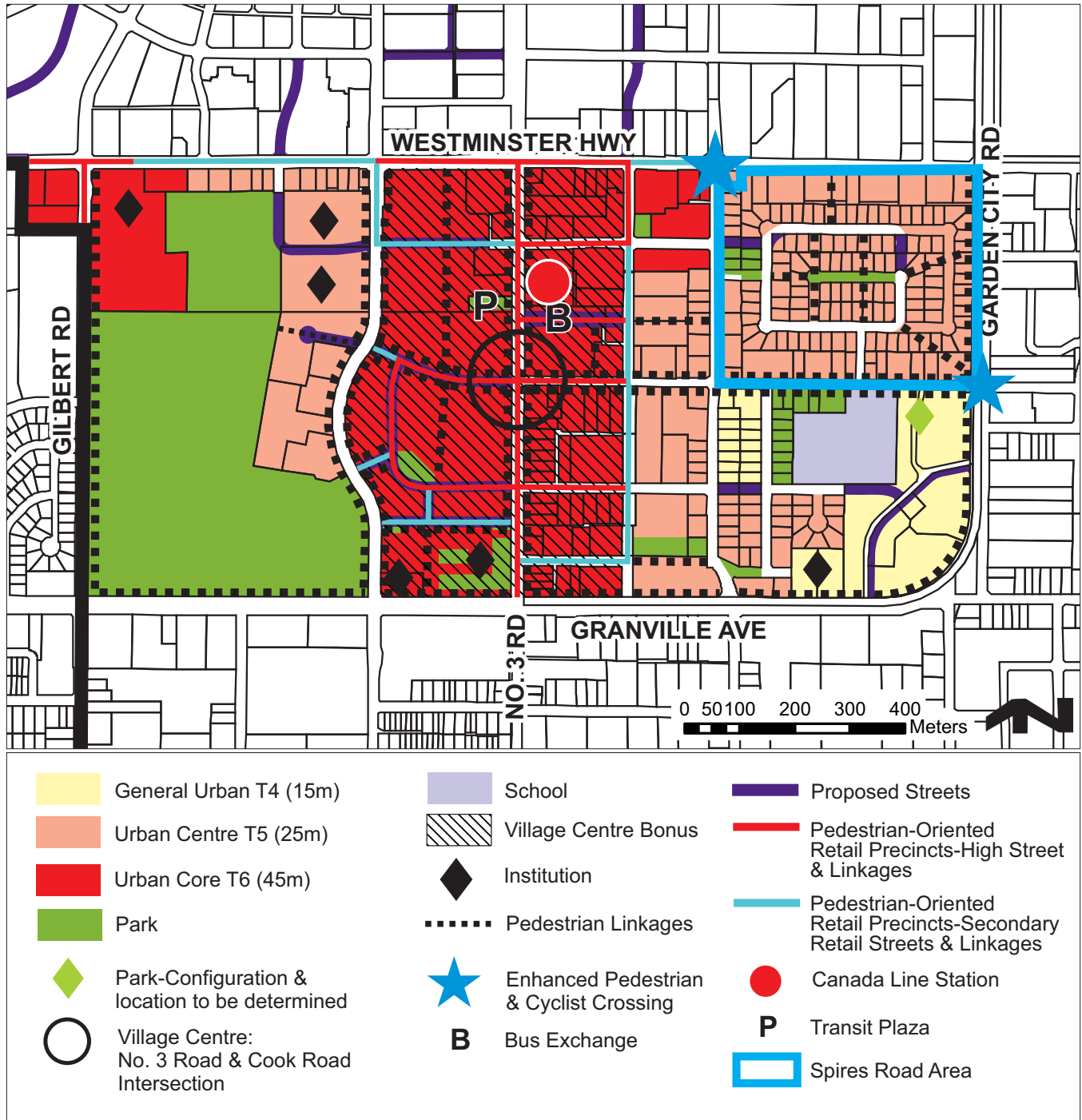


Specific Land Use Map: Brighthouse Village (2031)

Bylaw 9892
2020/07/13



Bylaw 10020
2019/05/21

Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

Specific Land Use Map: Brighthouse Village – Detailed Transect Descriptions		
Land Use Map Designation	Permitted Uses	Maximum Average Net Development Site Density
General Urban (T4)		
<ul style="list-style-type: none"> Residential permitted. Overlays: <ol style="list-style-type: none"> Institution. <p>Additional Land Use Considerations:</p> <ol style="list-style-type: none"> Community Centre (South) – This facility may be situated in the Oval, Lansdowne, or Brighthouse Village area. 	<ul style="list-style-type: none"> Mixed Multiple-Family Residential/Commercial Use and Multiple-Family Residential, provided that residential uses are limited to High-Density Townhouses, except that other housing types are permitted to accommodate residents with special needs (e.g., seniors). Office Institutional Use Recreation Studio Community Use Accessory Uses 	<ul style="list-style-type: none"> For Non-Residential Uses: 1.2. For Residential and Mixed Uses including Residential: <ol style="list-style-type: none"> base: 0.6; Affordable Housing Bonus: 0.6. <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> Institution: To be determined on a site specific basis via City development application processes.
Urban Centre (T5)		
<ul style="list-style-type: none"> Residential permitted. Overlays: <ol style="list-style-type: none"> Institution; Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. <p>Additional Land Use Considerations:</p> <ol style="list-style-type: none"> Community Centre (South) – This facility may be situated in the Oval, Lansdowne, or Brighthouse Village area; Library Lending Service - This service should be provided within 400 m (1,312 ft.) of Brighthouse Village’s designated Village Centre. 	<ul style="list-style-type: none"> Mixed Multiple-Family Residential/Commercial Use and Multiple-Family Residential, provided that ground floor dwelling units are: <ol style="list-style-type: none"> for Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”: Not permitted; for Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”: Live/Work Dwellings; for elsewhere: Live/Work Dwellings and Home-Based Business Dwellings. Hotel Office Retail Trade & Services Restaurant Neighbourhood Pub Institutional Use Recreation 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) Community Use Accessory Uses 	<ul style="list-style-type: none"> For Non-Residential Uses: 2.0. For Residential and Mixed Uses including Residential: <ul style="list-style-type: none"> Within the Spires Road Area: 2.0 minimum comprising: <ol style="list-style-type: none"> base: 1.2, subject to the provisions of the City’s Affordable Housing Strategy and Market Rental Housing Policy, except as specifically provided for in the Spires Road Area; and residential rental tenure housing: 0.8, provided that at least 50% is secured for low end market rental housing and the balance is market rental housing, unless otherwise approved by Council. Elsewhere: <ol style="list-style-type: none"> base: 1.2; Affordable Housing Bonus: 0.8. <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> Institution: To be determined on a site specific basis via City development application processes. Specifically for 6331 and 6351 Cooney Road: 2.67. Spires Road Area rental tenure housing bonus: 1.0, provided that at least 50% is secured for low end market rental housing and the balance is market rental housing, unless otherwise approved by Council.
Urban Core (T6)		
<ul style="list-style-type: none"> Residential permitted. Overlays: <ol style="list-style-type: none"> Village Centre Bonus; Institution; Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”; Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. <p>Additional Land Use Considerations:</p> <ol style="list-style-type: none"> Community Centre (South) – This facility may be situated in the Oval, Lansdowne, or Brighthouse Village area; Library Lending Service – This service should be provided within 400 m (1,312 ft.) of Brighthouse Village’s designated Village Centre. 	<ul style="list-style-type: none"> As per Urban Centre (T5). 	<ul style="list-style-type: none"> For Non-Residential Uses: 3.0. For Residential and Mixed Uses including Residential: <ol style="list-style-type: none"> base: 2.0; Affordable Housing Bonus: 1.0. <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> Village Centre Bonus: 1.0 for the provision of non-residential uses, provided that the additional density is used in whole or in part for the provision of convenience commercial uses (e.g., larger-format grocery store, drugstore), medical-dental services, pedestrian-oriented retail, or other uses important to the viability of the Village, to the satisfaction of the City. Institution: To be determined on a site specific basis via City development application processes.

Bylaw 10190
2022/07/18

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