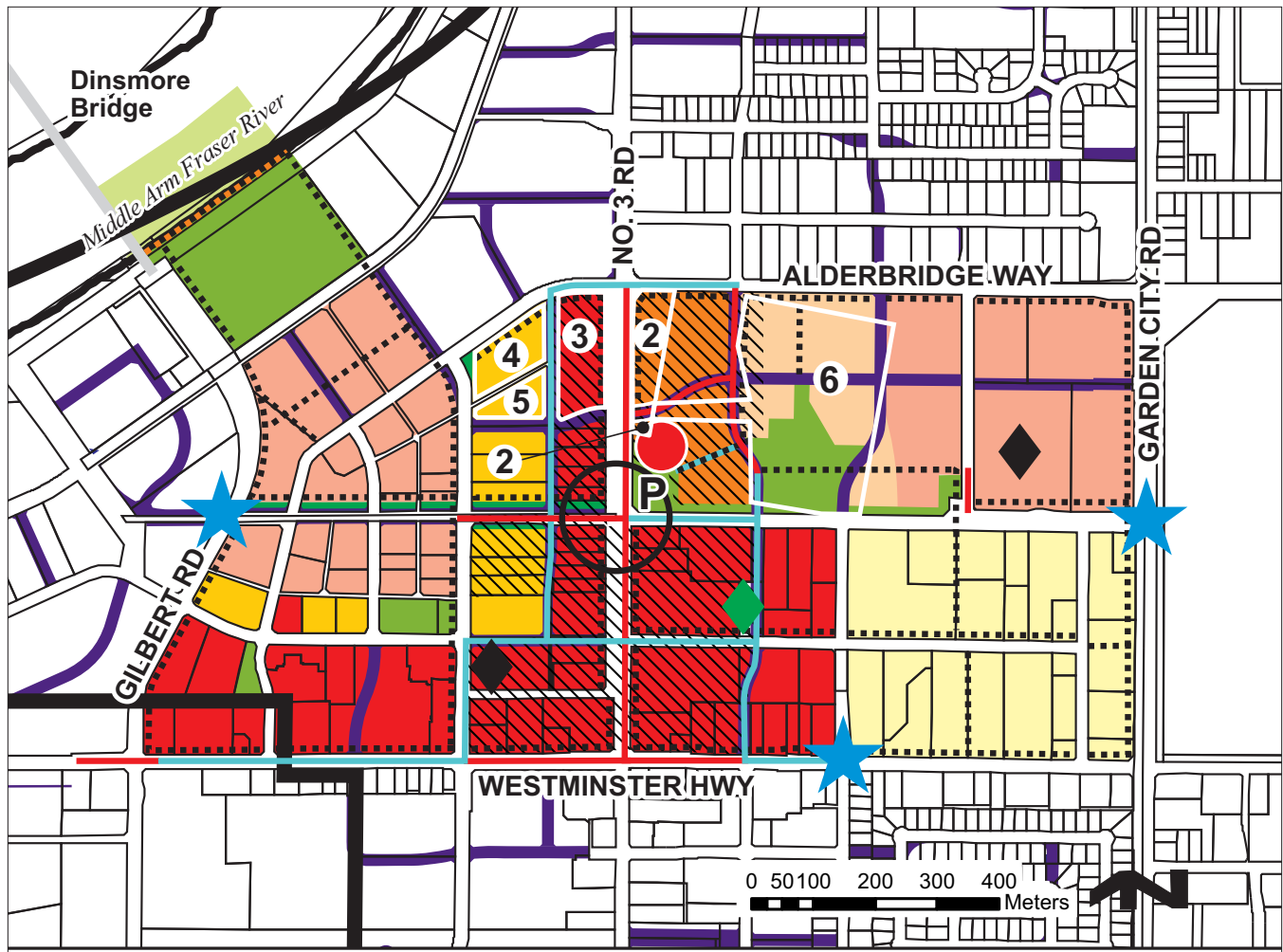


Specific Land Use Map: Lansdowne Village (2031)

Bylaw 10154
2023/11/27



General Urban T4 (15m)	Non-Motorized Boating & Recreation Water Area	Proposed Streets
Urban Centre T5 (25m)	Village Centre Bonus	Pedestrian-Oriented Retail Precincts-High Street & Linkages
Urban Centre T5 (35m)	Institution	Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages
Urban Core T5 (45m)	Pedestrian Linkages	Canada Line Station
Urban Core T6 (35m)*	Waterfront Dyke Trail	Transit Plaza
Urban Core T6 (45m)	Enhanced Pedestrian & Cyclist Crossing	Village Centre: No. 3 Road & Lansdowne Road Intersection
Location where site specific maximum building heights apply:		
(43m)	Park	
(39.5m)	Park - Configuration & location to be determined	
(Varies from 31m to 33m)	*Increased building height may be permitted for developments that comply with the provisions of the Lansdowne Centre (Lansdowne Village) Special Precinct Design Guidelines.	
(Varies from 32m to 35m)		
(Varies from 36m to 44m)		

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

Specific Land Use Map: Lansdowne 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. Additional Land Use Considerations: <ol style="list-style-type: none"> Community Centre (West) – This facility may be situated in the Oval or Lansdowne 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.
Urban Centre (T5)		
<ul style="list-style-type: none"> Residential permitted. Overlays: <ol style="list-style-type: none"> Institution; Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”; Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. Additional Land Use Considerations: <ol style="list-style-type: none"> Community Centre (West, East, South, North) – One or more of these facilities may be situated in this area; Main Library - This facility should be situated within 400 m (1,312 ft.) of Lansdowne 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. 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: <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. Village Centre Bonus: <ol style="list-style-type: none"> west of No. 3 Road: 1.0 for the provision of office only. east of No. 3 Road: 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.
Urban Core (T6)		
<ul style="list-style-type: none"> Residential permitted. Overlays: <ol style="list-style-type: none"> Village Centre Bonus; Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”; Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. Additional Land Use Considerations: <ol style="list-style-type: none"> Community Centre (West, East, South, North) – One or more of these facilities may be situated in this area; Main Library - This facility should be situated within 400 m (1,312 ft.) of Lansdowne 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.

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