

20.45 High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre) [Bylaw 10130, Mar 22/21]

20.45.1 Purpose

The **zone** provides for **commercial, office**, multi-family residential and compatible **uses** typical of the **City Centre**. Additional **density** is provided to achieve, among other things, **City** objectives related to **market rental units** and non-residential **uses** within the Village Centre Bonus Area designated by the **City Centre** Area Plan.

20.45.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- community care facility, minor
- education, commercial
- government service
- health service, minor
- housing, apartment
- library and exhibit
- liquor primary establishment
- office
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, secondhand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.45.3 Secondary Uses

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

20.45.4 Residential Rental Tenure

1. A **dwelling unit** located anywhere in this **zone** shall only be used for **residential rental tenure**.
2. For the purposes of this **zone**, “**market rental unit**” means a **dwelling unit** that is rented at prevailing market rates and may be subject to a **market rental agreement**.
3. For the purposes of this **zone**, “**residential rental tenure**” means, in relation to a dwelling unit in a multi-family residential **building**, occupancy of a **dwelling unit**, including a **market rental unit**, governed by a tenancy agreement that is subject to the *Residential Tenancy Act (BC)*, as may be amended or replaced from time to time.

20.45.5 Permitted Density

1. The maximum **floor area ratio** is 3.0, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate indoor **amenity space**.
2. Notwithstanding Section 20.45.5.1, the reference to “3.0” is further increased to a higher **floor area ratio** of “3.57” provided that it is entirely used to accommodate **market rental units** and the **owner** enters into a **market rental agreement** with the **City** and registers it against the title of the **development site** in the Land Title Office.
3. Notwithstanding Section 20.45.5.2, the reference to “3.57” is further increased to a higher **floor area ratio** of “3.77” if the **owner** provides a cash contribution to the **City** for the value of the **community amenity space** equivalent to 5% of the additional 0.20 **floor area ratio**, and provided that the additional 0.2 **floor area ratio** is entirely used to accommodate non-residential **uses**.

20.45.6 Permitted Lot Coverage

1. Maximum **lot coverage** is 80% for **buildings**.

20.45.7 Yards & Setbacks

1. The minimum **building setback** is:
 - a) 3.0 m from the west **lot line** on No. 3 Road;
 - b) 5.0 m from the north **lot line** on Lansdowne Road;
 - c) 1.5 m from the east **lot line** on the rear **lane**;
 - d) 0.0 m from the south **interior lot line**.

20.45.8 Permitted Height

1. The maximum **building height** is 47.0 m geodectic.

20.45.9 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30 m.
2. The minimum **lot depth** is 75 m.
3. The minimum **lot area** is 2,400 m².

20.45.10 Landscaping & Screening

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

20.45.11 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 with the exception that one (1) medium size **loading space** can be shared by the residential and non-residential **uses**.

20.45.12 Other Regulations

1. 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.
2. Notwithstanding Section 20.45.2 and 20.45.3, **apartment housing, boarding and lodging, and home-based business uses** are only permitted on the second and upper floors of the **building** (exclusive of entrance lobbies, which are permitted on the ground floor of the **building**).
3. Notwithstanding Section 20.45.2 and 20.45.3, all non-residential **uses** are only permitted on the ground floor of the **building** (exclusive of **parking spaces**, which are permitted in the parking **structure** levels in the **building**).

