

20.47 Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre) [Bylaw 10198, Jun 12/23]

20.47.1 Purpose

The **zone** accommodates low rise and high-rise apartments within the **City Centre**, plus a limited amount of **commercial use** and compatible **secondary uses** and additional **uses**. Additional **density** is provided to achieve, among other things, **City** objectives in respect to **affordable housing units, market rental units, child care, amenity, commercial use,** and the Capstan Canada Line station.

20.47.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **housing, town**

20.47.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **district energy utility**
- **home business**
- **home-based business**
- **park**

20.47.4 Additional Uses

- **amenity space, community**
- **animal grooming**
- **broadcast studio**
- **cultural and educational uses**
- **education , commercial**
- **government service**
- **health service, minor**
- **library and exhibit**
- **manufacturing, custom indoor**
- **office**
- **recreation, indoor**
- **religious assembly**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **retail, second hand**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **vehicle rental, convenience**
- **veterinary service**

20.47.5 Permitted Density

1. The maximum **floor area ratio** is:

- a) 0.6 within the areas indicated as “A”, “B” and “D” in Section 20.47.5, Diagram 1; and
- b) 1.2 within the area indicated as “C” in Section 20.47.5, Diagram 1.

together with up to an additional 0.1 **floor area ratio** provided that this additional **floor area ratio** is used entirely to accommodate indoor **amenity space**.

2. For the areas within the **City Centre** indicated as “A”, “B”, “C” and “D” in Section 20.47.5, Diagram 1, notwithstanding Section 20.47.5.1:

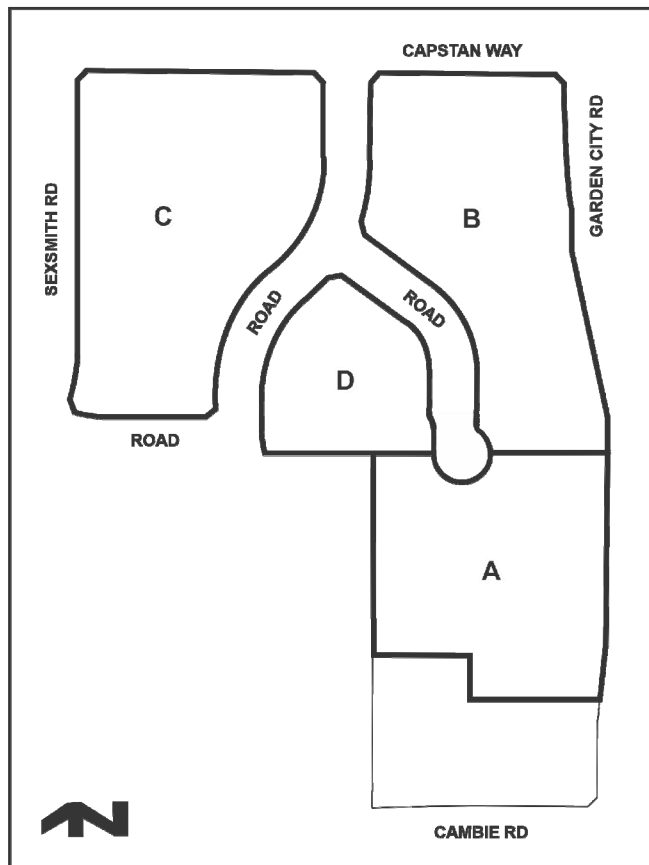
- a) Together with land dedicated to the **City** for **road** and **park** purposes that is eligible for **floor area ratio** calculation purposes: 2.232. Specifically, the referenced maximum **floor area ratio** is increased:
 - i) for “A”: from “0.6” to “2.11”;
 - ii) for “B”: from “0.6” to “2.90”;
 - iii) for “C”: from “1.2” to “3.91”; and
 - iv) for “D”: from “0.6” to “3.28” and from “0.1” to “0.5”

Provided that:

- b) the **site** is located in the Capstan Station Bonus Map area designated by the **City Centre Area Plan**;
- c) the **owner** pays a sum into the **Capstan station reserve** as specified in Section 5.19 of this bylaw;
- d) the **owner** grants to the **City**, via a statutory **right-of-way**, **air space parcel**, or fee simple **lot**, as determined at the sole discretion of the **City**, rights of public use over a suitably landscaped area of the **site** for **park** and related purposes at a rate of 5.0 m² per **dwelling unit** based on the combined total number of **dwelling units** within the areas indicated as “A”, “B”, “C” and “D” in Section 20.47.5, Diagram 1, or 8,519 m², whichever is greater;
- e) the **owner** dedicates not less than 10,897 m² of land within the **site** to the **City** as **road**, including not less than 783.86 m² of land located in the Village Centre Bonus Area designated by the **City Centre Area Plan**;
- f) the **owner** provides within the area indicated as “B” in Section 20.47.5, Diagram 1, one contiguous interior **building** space, situated at **grade** and fronting Capstan Way, and comprising at least 783.86 m², for non-residential purposes, including **convenience retail uses** (e.g. large format grocery store; drug store), **minor health services uses**, pedestrian-oriented **general retail uses**, or other uses important to the viability of the Village Centre as determined to the satisfaction of the **City**;
- g) for the 783.86 m² area resulting from the additional 1.0 **density bonus floor area ratio** for non-residential purposes indicated in Section 20.47.5.2(f), the **owner** pays a sum to the **City** in lieu of granting 5% of the additional 1.0 **density bonus floor area ratio** (i.e. the **gross floor area** of the additional **building** area) to the **City** as **community amenity space** based on 5% of the **density bonus floor area**:
 - i) multiplied by the “equivalent to construction value” rate of \$8,992.14 per square meter, 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 \$8,992.14 per square meter adjusted by the cumulative applicable annual changes to the Statistics Canada “Non-Residential Building Construction Price Index” for Vancouver, where such change is positive;
- h) the **owner** provides within the area indicated as “A” in Section 20.47.5, Diagram 1, not less than 156 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the total residential **building** area within the areas indicated as “A”, “B”, “C” and “D” in Section 20.47.5, Diagram 1, excluding the **building** area of **market rental units**;

- i) the **owner** 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;
- j) the **owner** provides within the area indicated as “A” in Section 20.47.5, Diagram 1, no less than 120 **market rental units** having a combined **floor area** of at least 8,735 m²;
- k) the **owner** provides within the area indicated as “B” in Section 20.47.5, Diagram 1, no less than 17 **market rental units** having a combined **floor area** of at least 1,202 m²;
- l) the **owner** provides within the area indicated as “C” in Section 20.47.5, Diagram 1, no less than 17 **market rental units** having a combined **floor area** of at least 1,202 m²;
- m) the **owner** provides within the area indicated as “D” in Section 20.47.5, Diagram 1, no less than 17 **market rental units** having a combined **floor area** of at least 1,202 m²;
- n) the **owner** enters into a **market rental agreement** with the **City** for the **market rental units** and registers it against title to the **lot**; and
- o) the **owner** transfers ownership of not less than a 5,427 m² of land within the **site** to the **City** for **park** and related purposes; which shall be included in the suitably landscaped area of the site transferred by the **owner** to the **City** in compliance with Section 20.47.5.2(d), provided that such 5,427 m² area is provided to the **City** as a fee simple **lot**.

Diagram 1



20.47.6 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is:
 - a) 60% within the area indicated as “A” in Section 20.47.5, Diagram 1; and
 - b) 90% within the areas indicated as “B”, “C” and “D” in Section 20.47.5, Diagram 1, including landscaped roofs over **parking spaces**.

20.47.7 Yards & Setbacks

1. Minimum **setbacks** shall be:
 - a) for **road** and **park setbacks**, measured to a **lot line** or the boundary of an area granted to the **City** for **road** or **park** purposes: 6.0 m, but may be reduced to 3.0 m if a proper interface is provided as specified in a Development Permit approved by the **City**;
 - b) for **interior side yard setbacks**, measured to a **lot line** or the boundary of an area granted to the **City** for **road** or **park** purposes: 6.0 m, but may be reduced to 0.0 m if a proper interface is provided as specified in a Development Permit approved by the **City**;
 - c) for parts of a **building used** for **parking spaces** purposes: 6.0 m, but may be reduced to 1.55 m if a proper interface is provided as specified in a Development Permit approved by the **City**; and
 - d) for parts of a **building** situated below finished **grade**, measured to a **lot line**: 0.0 m.
2. Architectural features such as cornices, leaders, pilasters, and sills may project into a required **setback** but may not project more than a distance of 0.75 m if a proper interface is provided as specified in a Development Permit approved by the **City**.

20.47.8 Permitted Heights

1. The maximum **building height** for the areas indicated as “A”, “B”, “C” and “D” in Section 20.47.5, Diagram 1, shall be:
 - a) for “A”: 25.0 m;
 - b) for “B” and “D”: 35.0 m, but may be increased to 45.0 m if a proper interface is provided with **adjacent buildings** and areas secured by the **City** for **park** purposes, as specified in a Development Permit approved by the **City**; and
 - c) for “C”: 45.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

20.47.9 Subdivision Provisions

1. The minimum **lot area** for the areas indicated as “A”, “B”, “C” and “D” in Section 20.47.5, Diagram 1, shall be:
 - a) for “A”: 9,600 m²;
 - b) for “B”: 11,400 m²;
 - c) for “C”: 12,700 m²; and

- d) for “D”: 4,500 m².

20.47.10 Landscaping & Screening

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

20.47.11 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the provisions of Section 7.0, EXCEPT that:
 - a) **City Centre** Parking Zone 1 rates shall apply for the purpose of minimum number of **parking spaces**, except that 0.68 **parking spaces** shall be required per **affordable housing unit** and 0.6 **parking spaces** shall be required per **market rental unit**, subject to the provision of Transportation Demand Management measures to the satisfaction of the Director of Transportation; and
 - b) large size **loading spaces** shall not be required.

20.47.12 Residential Rental Tenure

- 1. 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** that includes an **affordable housing unit** in accordance with a **housing agreement** registered on title or a **market rental unit** in accordance with a **market rental agreement** registered on title, and governed by a tenancy agreement that is subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time.
- 2. A minimum of 327 **dwelling units** shall be **residential rental tenure**.

20.47.13 Other Regulations

- 1. **Additional uses** listed in Section 20.47.4 are only permitted within the area indicated as “B” in Section 20.47.5, Diagram 1 and shall be located on the **first storey** of any **building**.
- 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.

