

22.3 Neighbourhood Commercial (ZC3) - Broadmoor

22.3.1 Purpose

The **zone** provides for the daily shopping and **business** needs of residents in the vicinity.

22.3.2 Permitted Uses

- **animal grooming**
- **child care**
- **government service**
- **health service, minor**
- **office**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **veterinary service**

22.3.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **housing, apartment**

22.3.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.50.

22.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

22.3.6 Yards & Setbacks

1. The minimum **setback** from Francis Road is 6.0 m.
2. The minimum **setback** from Gilbert Road is 2.5 m.
3. The minimum **side yard** and **rear yard** is 3.0 m.

22.3.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.3.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

22.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

22.3.10 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, except that the basic on-site parking requirement is 3.5 spaces per 100.0 m² of **gross leasable floor area** for the **commercial (office and retail) uses**.

22.3.11 Other Regulations

1. The **restaurant** shall be limited to take-out food only.
2. The maximum total **gross leasable floor area** of **convenience retail** and **general retail** is 1,200.0 m².
3. The maximum **gross leasable floor area** of **convenience retail** and **general retail** in any one tenancy is 200.0 m², except one may be up to 600.0 m².
4. 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.