

20.19 Commercial Mixed Use (ZMU19) – Broadmoor *[Bylaw 8580, Jan 24/11]*

20.19.1 Purpose

The **zone** provides for a mixed use shopping centre with a wide range of **commercial** and residential **uses** with a **density bonus** for affordable housing, **child care** and community amenity contributions.

20.19.2 Permitted Uses

- animal grooming
- child care
- education, commercial
- government service
- greenhouse & plant nursery
- health service, minor
- housing, apartment
- housing, town
- library and exhibit
- neighbourhood public house
- office
- recreation, indoor
- recycling depot
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail liquor 1
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.19.3 Secondary Uses

- home business
- boarding and lodging

20.19.4 Permitted Density

1. The maximum **floor area ratio** is 0.50, provided that:
 - a) the maximum **floor area ratio** used for **town housing** and **apartment housing** is 0.16, together with an additional:
 - i) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - ii) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.

2. Notwithstanding Section 20.19.4.1, the reference to the maximum **floor area ratio** of “0.50” is increased to “0.77” and the reference to the maximum **floor area ratio** used for **town housing** and **apartment housing** of “0.16” is increased to “0.44” if:
- a) for rezoning applications involving residential **uses**:
 - i) on **lots** with 80 or less **dwelling units**, and prior to the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in this ZMU19 zone, the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw for the residential **density**; or
 - ii) on **lots** involving more than 80 **dwelling units**, and prior to the first occupancy of the **building**, the **owner**:
 - A. provides on the **lot** not less than four **affordable housing units** having the combined **habitable space** of at least 5% of the total maximum **floor area ratio** used for residential **use**; and
 - B. has entered into a **housing agreement** for the **affordable housing units** with the **City** and registered the **housing agreement** against title to the **lot** where the **affordable housing units** are located, and filed a notice in the Land Title Office.
 - b) for rezoning applications involving mixed **uses**:
 - i) the **owner** pays into the **child care reserve fund** the sum specified in Section 5.16.1 of this bylaw for the mixed **use density**; and
 - ii) the **owner** pays into alternative funds for a community amenity (e.g. City beautification works) the sum specified in Section 5.16.2 of this bylaw for the mixed **use density**.

20.19.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

20.19.6 Yards & Setbacks

1. The minimum public **road setbacks** are:
- a) 6.0 m to Dunoon Drive;
 - b) 4.0 m to Williams Road; and
 - c) 3.0 m to No. 3 Road.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.

20.19.7 Permitted Heights

1. The maximum **height** for **buildings** is 20.0 m, except that:
- a) **buildings** or portions thereof within 7.5 m of Dunoon Drive shall not exceed 2 **storeys**.
2. The maximum height for **accessory buildings** and **accessory structures** is 5.0 m

20.19.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 14,000 m².

20.19.9 Landscaping & Screening

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

20.19.10 On-site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

20.19.11 Other Regulations

1. Signage shall be in accordance with Richmond *Sign Bylaw No. 9700*, as may be amended or replaced, except that: ^[Bylaw 9723, Jul 17/17]
 - a) for projecting signs and canopy signs the maximum **height** shall not exceed the first habitable **storey** of the **building**;
 - b) no freestanding **commercial** signs are permitted within 7.5 m of Dunoon Drive; and
 - c) no **building**-mounted **commercial** signs are permitted on a **building** face visible from Dunoon Drive.
2. Non-residential **uses** are not permitted within 12 m of Dunoon Drive.
3. Residential **uses** shall not be located, in whole or in part, on the **first storey** of a **building** (excluding **building** entrance lobbies), except within 20 m of Dunoon Drive.
4. **Apartment housing** must be located on the second or upper floors of the **building**.
5. The non-residential **uses** listed in Section 20.19.2 are permitted, provided that:
 - a) these **uses** are located, in whole or in part, on the **first storey** or second **storey** of a **building**;
 - b) the **business** does not share internal corridors and stairwells with residential **uses**; and
 - c) each individual **business** has a maximum **gross leasable floor area** not exceeding 2,111 m² unless otherwise specified by the definition of the permitted **use**.
6. **Religious assembly** is limited to:
 - a) only one **religious assembly** on one **lot** and the **lot** must have a minimum **lot area** of 2,400 m²; and
 - b) 300 seats and a **gross floor area** of 700 m².
7. 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.

