

20.9 Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)

20.9.1 Purpose

The **zone** provides for medium **density**, transit-supportive, mixed **use development** in an area affected by aircraft noise.

20.9.2 Permitted Uses

- **amusement centre** *[Bylaw 8684, Jan 17/11]*
- **animal grooming**
- **child care**
- **education, commercial**
- **entertainment, spectator**
- **government service**
- **health service, minor**
- **hotel**
- **housing, apartment**
- **liquor primary establishment**
- **manufacturing, custom indoor**
- **neighbourhood public house**
- **office**
- **parking, non-accessory**
- **private club**
- **recreation, indoor**
- **religious assembly**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **transportation depot**
- **vehicle sale/rental**
- **veterinary service**

20.9.3 A. Secondary Uses *[Bylaw 10055, Sep 9/19]*

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **residential security/operator unit**

20.9.3 B. Additional Uses *[Bylaw 10055, Sep 9/19]*

- **retail, second hand** *[Bylaw 10055, Sep 9/19]*

20.9.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.69, together with an additional 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.
3. The total **floor area ratio** used for **apartment housing** shall not exceed 0.4 of the maximum 1.69 **floor area ratio**.

20.9.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

20.9.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 3.0 m.
2. Unenclosed **balconies** forming part of the **principal building** may project into the public **road setback** for a distance of not more than 1.0 m.
3. There are no other **yards** and **setbacks**.

20.9.7 Permitted Heights

1. The maximum **height** for **buildings** containing a **hotel** and **apartment housing** is 34.29 m.
2. The maximum **height** for **buildings** for other **permitted uses** is 26.5 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

20.9.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 2.41 ha.

20.9.9 Landscaping & Screening

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

20.9.10 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:
 - a) the basic on-site parking requirement for **apartment housing** is 1.0 space per **dwelling unit** having a maximum of one **bedroom** and 1.5 space per **dwelling unit** having two or more **bedrooms**;
 - b) the basic on-site parking requirement for **hotel** is 1.0 space per 2 guest **sleeping unit**, together with 3.75 spaces for each 100.0 m² of **gross leasable floor area** of **building** used for **restaurant**, coffee shop, lounges, meeting/convention, cabaret, banquet facilities, lobby and **commercial (office/retail) use**;
 - c) the basic on-site parking requirement for all other **permitted uses** is 3.75 spaces for each 100.0 m² of **gross leasable floor area** of **building**;
 - d) there is no on-site parking requirement for **community amenity space**;
 - e) a maximum of 50.7% of the on-site **parking spaces** provided may be small spaces measuring 5.0 m long and 2.4 m wide;

- f) a maximum of 8% of the on-site **parking spaces** provided maybe tandem parking spaces;
- g) the minimum parking aisle width is 6.85 m;
- h) the maximum number of on-site **loading spaces** is 11; and
- i) where a minimum of 11 on-site **loading spaces** are provided, up to 3 may have a minimum area of 19.0 m².

20.9.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on a roof of a **building**).
2. The total maximum combined indoor and outdoor **gross leasable floor area** for **vehicle sale/rental** is 200.0 m².
3. **Community amenity space** is limited to space operated by the City of Richmond and provided in a **building** for the **use** of the general public in pursuing **business, education, cultural, social and recreational activities**.
4. Retail, second hand shall only be permitted on the following listed sites: *[Bylaw 10055, Sep 9/19]*
 - a) 4151 Hazelbridge Way *[Bylaw 10055, Sep 9/19]*
P.I.D. 025-530-372 *[Bylaw 10055, Sep 9/19]*
Lot A Section 33 Block 5 North Range 6 West New Westminster District Plan BCP1379
Except Air Space Plan BCP34029 and Plan EPP27353 *[Bylaw 10055, Sep 9/19]*
5. 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.

