

22.48 Neighbourhood Commercial (ZC48) – No. 3 Road (Broadmoor) [Bylaw 10149, Dec 14/20]

22.48.1 Purpose

The **zone** provides for a limited range of retail and services to the surrounding community. This **zone** is for the property developed under Land Use Contract 022 on No. 3 Road in the Broadmoor area.

22.48.2 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

22.48.3 Secondary Uses

- n/a

22.48.4 Permitted Density

1. The maximum **floor area** permitted for **office** is 1,152.0 m².
2. The maximum **floor area** permitted for all other **uses** is 4,924.0 m².
3. The maximum **floor area ratio** (FAR) is 0.36.

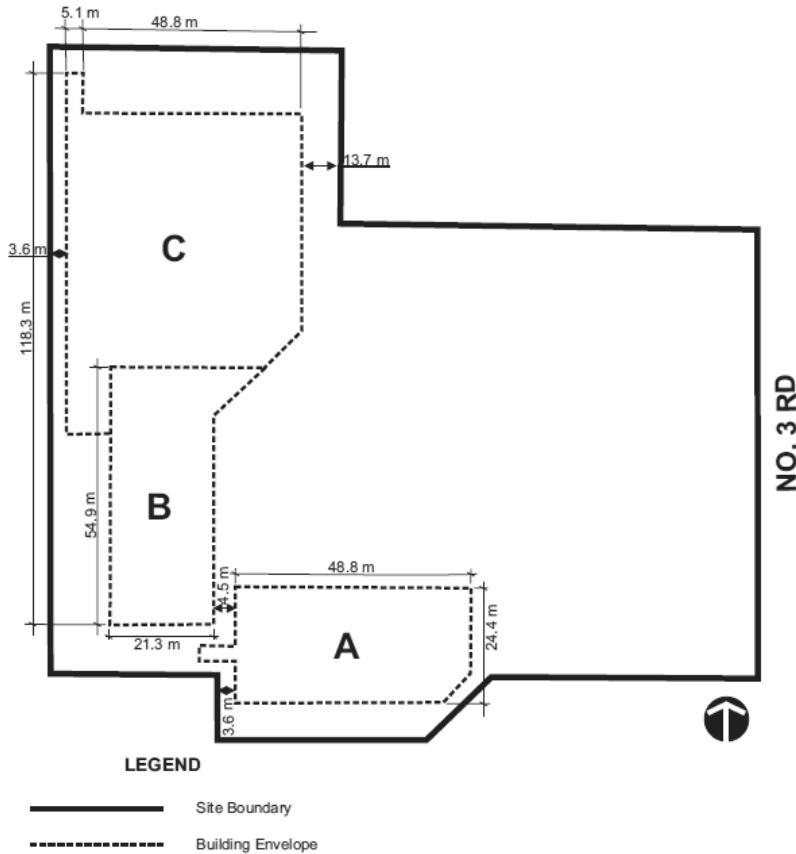
22.48.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.

22.48.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 22.48.6.1.a).

a) Diagram 1



22.48.7 Permitted Heights

1. In the area identified as “A” on Diagram 1, Section 22.48.6.1.a), the maximum **height** for **buildings** is 9.0 m but containing no more than **2 storeys**, except that portions of the **building** containing a stairwell for roof access or containing mechanical and electrical equipment may be 11.3 m.
2. In the area identified as “B” on Diagram 1, Section 22.48.6.1.a), the maximum **height** for **buildings** is 7.4 m, but containing no more than **1 storey**.
3. In the area identified as “C” on Diagram 1, Section 22.48.6.1.a), the maximum **height** for **buildings** is 9.0 m, but containing no more than **2 storeys**.

22.48.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 16,990 m².

22.48.9 Landscaping & Screening

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

22.48.10 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 shall be a minimum of **226 vehicle parking spaces**.

22.48.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.

