

20.61 Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor) *[Bylaw 10656, Jun 22, 2026]*

20.61.1 Purpose

This **zone** provides for a limited range of **commercial uses** and services to the surrounding community, along with **residential rental tenure apartment housing** and other compatible **secondary uses**.

20.61.2 Permitted Uses

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

20.61.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

20.61.4 Permitted Density

1. The maximum **floor area ratio** is 2.05, of which:
 - a) 1.80 is for residential **uses** only, which must include no less than seven (7) **moderate market rental units**, where such **moderate market rental units**:
 - i) have a combined **habitable space** of at least 374.45 m²; and
 - ii) are subject to a **moderate market rental housing agreement** to apply in perpetuity with respect to the **moderate market rental units**, which agreement the owner must enter into with the **City** and register against title to the **lot** and file a notice in the Land Title Office;
 - b) 0.25 is for non-residential **uses** only,
together with an additional 0.1 **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.

20.61.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 80% for **buildings** and landscaped roofs over **parking spaces**.

20.61.6 Yards & Setbacks

1. The minimum **setback** from any **road** is 2.0 m, except that the northwest corner of the principal **building** may project into the minimum **setback** up to the corner cut **lot line** as specified by a Development Permit approved by the **City**.

2. The minimum **setback** to the south and east **lot line** is 3.0 m.

20.61.7 Permitted Heights

1. The maximum **height** for **buildings** is 25.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

20.61.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 2,200.0 m².

20.61.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that portions of the **lot** within 2.0 m of a **property line** abutting a **road** shall be treated and maintained with a combination of shrubs, ornamental plants, lawn and hard surface on the ground and in planters.

20.61.10 On-site Parking & Loading

1. On-site **vehicle** and bicycle parking and **loading spaces** shall be provided according to the standards set out in Section 7.0, except as follows:
 - a) the minimum number of **parking spaces** for the residential **uses** is:
 - i) for **moderate market rental units**: 0.56 **parking spaces** per **dwelling unit**; and
 - ii) for **apartment housing**, excluding the **moderate market rental units**: 0.67 **parking spaces** per **dwelling unit**;
 - b) the minimum number of required **loading spaces** for the **site** is one (1) undesignated medium **loading space** shared between the residential and non-residential **uses**;
 - c) on-site **parking spaces** shall be located no closer than 2.0 m to a **lot line** which **abuts** a **road**, and no closer than 1.5 m to any other **lot line**; and
 - d) Section 7.5.18 does not apply to **parking spaces** enclosed within a **building**.

20.61.11 Residential Rental Tenure

1. All **dwelling units** in this **zone** are restricted to **residential rental tenure** only.

20.61.12 Other Regulations

1. For the purposes of this **zone**, the following definitions apply:
 - a) **CPI** means the All-Items Consumer Price Index for Vancouver, British Columbia, published from time to time by Statistics Canada, or its successor in function;
 - b) **HILS Monthly Gross Income** means one twelfth of the annual gross household income applicable to the **dwelling unit** based on number of bedrooms as set out in the **HILS Report**;

- c) **HILS Report** means BC Housing's Housing Income Limit Report for the City of Richmond, and if the City of Richmond is not listed, for the City of Vancouver;
 - d) **moderate market rental unit** means a **dwelling unit** that is subject to a **moderate market rental housing agreement** and **residential rental tenure**; and
 - e) **moderate market rental housing agreement** means an agreement in a form satisfactory to the **City**, which limits occupancy of the **dwelling unit** that is subject to the agreement to persons, families and **households** that qualify for moderate market rental housing based on their **household** income and sets out the maximum permitted rent as follows:
 - i) the maximum rent charged for any **moderate market rental unit** will be 30% of the **HILS Monthly Gross Income** for the applicable calendar year. However, should a **HILS Report** not be published as of February 1 of any year, the previous year's maximum rent is increased by any increase in **CPI** for the previous calendar year; and
 - ii) while persons, families and **households** are in occupation of a **moderate market housing unit**, rent may only be increased annually by the maximum percentage rent increase permitted under the *Residential Tenancy Act* (BC).
2. Notwithstanding Sections 20.61.2 and 20.61.3, **apartment housing, boarding and lodging, and home business uses** are only permitted on the second and upper floors of the **building** (exclusive of residential **building** entrance lobbies, which are permitted on the ground floor of the **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.

