

20.17 Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport) [Bylaw 8522, Oct 11/11]

20.17.1 Purpose

The **zone** provides for mixed residential/commercial **development** with a **density bonus** for affordable housing.

20.17.2 Permitted Uses

- child care
- congregate housing
- education, commercial
- health service, major
- housing, apartment
- housing, town

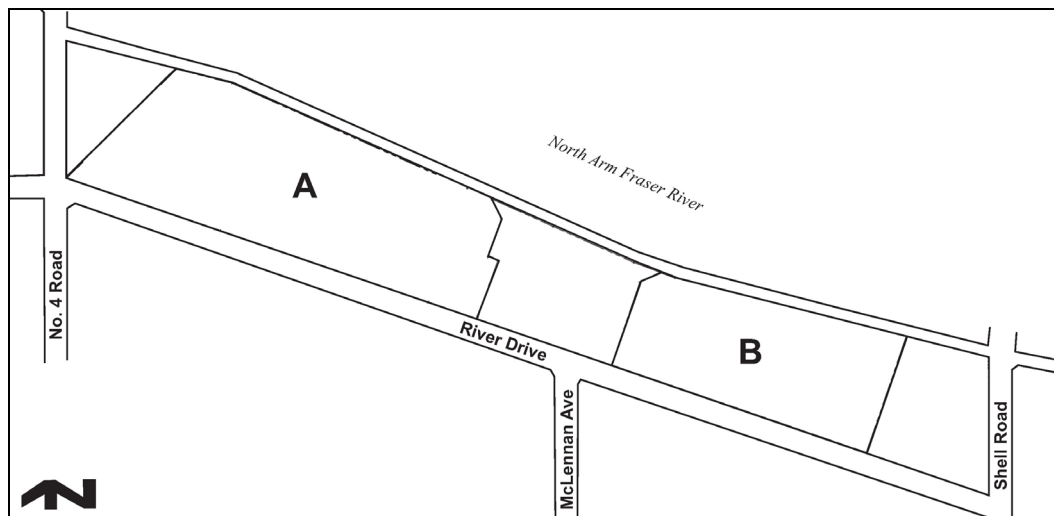
[Bylaw 8938, Oct 15/12]

- manufacturing, custom indoor
- office
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- studio

20.17.3 Secondary Uses

- community care facility, minor
- home business

Diagram 1 [Bylaw 9036, Nov 12/13]



20.17.4 Permitted Density [Bylaw 9036, Nov 12/13]

1. The maximum **floor area ratio** for the area identified in Diagram 1, Section 20.17.2, shall be:
[Bylaw 9036, Nov 12/13]
 - a) for the total combined area of “A”, regardless of **subdivision**: 1.25; and
 - b) for the area of “B”: 1.25. [Bylaw 9237, Sep 14/15]

2. Notwithstanding Section 20.17.4.1, the references to “1.25” in paragraphs (a) and (b) are increased to a higher density of “1.38” if the owner has paid or secured to the satisfaction of the **City** a monetary contribution of \$7,350,459 to the **City’s** capital **Affordable Housing Reserve** Fund established pursuant to *Reserve Fund Establishment Bylaw No. 7812*. [Bylaw 9036, Nov 12/13]
3. Notwithstanding Sections 20.17.4.1 and 20.17.4.2, the following additional **floor area ratio** is permitted. [Bylaw 9036, Nov 12/13]
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
4. For the purposes of this **zone** only, covered **walkways** and mechanical and electrical rooms having a total **floor area** not exceeding 200.0 m² per **building** are excluded from the **floor area ratio** calculations. [Bylaw 9036, Nov 12/13]

20.17.5 Permitted Lot Coverage

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

20.17.6 Yards & Setbacks

1. The minimum public **road setback** from:
 - a) River Drive is 3.0 m; and
 - b) River Road (dike **right-of-way**) is 7.5 m.
2. The **side yard** and **rear yard** is 6.0 m.
3. A parking **structure** may project into the **side yard** or **rear yard** up to the **property line**, provided that such encroachment is landscaped and screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

20.17.7 Permitted Heights

1. The maximum **height** for **buildings** is 26.0 m (6 **storeys**), except that the maximum **height** of **buildings** located:
 - a) between 20.0 m of the **lot line abutting** River Drive and beyond 100.0 m from No. 4 Road is 10.0 m;
 - b) between 20.0 m and 36.0 m of the **lot line abutting** River Drive is 15.0 m; and
 - c) within 40.0 m of the **lot line abutting** River Drive and within 100.0 m of No. 4 Road is 15.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 10.0 m.

20.17.8 Subdivision Provisions/Minimum Lot Size

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

20.17.9 Landscaping & Screening

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

20.17.10 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 required **parking spaces** for residential **use** visitors and **child care** facilities may be shared; and

[Bylaw 8938, Oct 15/12]

20.17.11 Other Regulations

[Bylaw 8938, Oct 15/12]

[Bylaw 9723, Jul 17/17]

1. The following **uses** shall be located on the **first storey** or second **storey** of a **building**:
 - a) education, commercial;
 - b) manufacturing, custom indoor;
 - c) office;
 - d) recreation, indoor;
 - e) restaurant;
 - f) retail, convenience;
 - g) retail, general; and
 - h) studio.

and are only permitted on the following **site**: *[Bylaw 8938, Oct 15/12]*

10011 River Drive
(PID 028-792-301)

Lot 2 Section 14 and 23 Block 5 North Range 6 West New Westminster District Plan BCP49352.

2. A **major health service** located in this **zone** is restricted to a care facility.
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.
4. A **child care** facility is only permitted on the following **site**: *[Bylaw 8938, Oct 15/12]*

10311 River Drive
(PID 028-792-343)

Lot 6 Section 23 Block 5 North Range 6 West New Westminster District Plan BCP49352.

