

C-7 and C-8

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the transition of a predominantly industrial and commercial area into a mixed-use community with a strong residential component, primarily in the form of multiple dwelling and mixed-use residential building, while respecting the needs of existing development. The C-8 district differs from the C-7 district in that it encourages pedestrian-oriented retail uses at grade.

Without limitation, applicable Council policies and guidelines for consideration include the [Arbutus C-7 and C-8 Guidelines](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the C-7 and C-8 districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm - Class B	Conditional	
Cultural and Recreational Uses		
Artist Studio	Conditional	2.2.1
Arts and Culture Event	Outright	2.2.1
Billiard Hall	Conditional	2.2.1
Bowling Alley	Conditional	2.2.1
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Hall	Conditional	2.2.1
Library	Outright	2.2.1
Museum or Archives	Outright	2.2.1
Park or Playground	Conditional	
Rink	Conditional	2.2.1
Swimming Pool	Conditional	2.2.1
Theatre	Conditional	2.2.1
Zoo or Botanical Garden	Conditional	2.2.1
Dwelling Uses		
Infill	Conditional	
Mixed-Use Residential Building	Conditional	2.2.2
Multiple Conversion Dwelling, resulting from the conversion of a building existing prior to June 18, 1956	Conditional	2.2.3
Multiple Dwelling, only in the C-7 District	Conditional	
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	

Use	Approval	Use-Specific Regulations
Seniors Supportive or Independent Living Housing	Conditional	
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care or Assisted Living Facility - Class A	Conditional	2.2.1
Community Care or Assisted Living Facility - Class B	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School - Elementary or Secondary	Outright	2.2.1
School - University or College	Outright	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Conditional	2.2.1
Clothing Manufacturing	Conditional	2.2.1
Dairy Products Manufacturing	Conditional	2.2.1
Electrical Products or Appliances Manufacturing	Conditional	2.2.1
Food or Beverages Products Manufacturing - Class B	Conditional	2.2.1
Furniture and Fixtures Manufacturing	Conditional	2.2.1
Ice Manufacturing	Conditional	2.2.1
Jewellery Manufacturing	Conditional	2.2.1
Miscellaneous Products Manufacturing - Class B	Conditional	2.2.1
Printing or Publishing	Conditional	2.2.1
Textiles or Knit Goods Manufacturing	Conditional	2.2.1
Office Uses		
Financial Institution	Outright	2.2.1
General Office	Outright	2.2.1
Health Care Office	Outright	2.2.1
Health Enhancement Centre	Conditional	2.2.1
Parking Uses		
Parking Area	Conditional	
Retail Uses		
Cannabis Store	Conditional	2.2.1
Farmers' Market	Conditional	2.2.4

Use	Approval	Use-Specific Regulations
Gasoline Station - Full Serve, only in the C-8 district	Conditional	
Gasoline Station - Split Island, only in the C-8 district	Conditional	
Grocery or Drug Store, only in the C-8 district	Outright	2.2.1
Grocery Store with Liquor Store, only in the C-8 district	Conditional	2.2.1
Liquor Store, only in the C-8 district	Conditional	2.2.1
Pawnshop, only in the C-8 district	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store, only in the C-8 district	Outright	2.2.1
Secondhand Store, only in the C-8 district	Conditional	2.2.1
Shared E-Scooter System	Conditional	
Small-Scale Pharmacy, only in the C-8 district	Conditional	2.2.1
Vehicle Dealer, only in the C-8 district	Conditional	
Service Uses		
Animal Clinic or Shelter	Conditional	2.2.1
Animal Services	Conditional	2.2.1
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Outright	2.2.1
Beauty and Wellness Centre	Outright	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1
Catering Establishment	Conditional	2.2.1
Laboratory	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1
Motor Vehicle Repair Shop, only in the C-8 district	Conditional	2.2.1
Motor Vehicle Wash, only in the C-8 district	Conditional	2.2.1
Neighbourhood Public House	Conditional	
Photofinishing or Photography Laboratory	Outright	2.2.1
Photofinishing or Photography Studio	Outright	2.2.1
Print Shop	Outright	2.2.1
Production or Rehearsal Studio	Conditional	2.2.1
Repair Shop - Class B	Conditional	2.2.1
Restaurant - Class 1	Conditional	
School - Arts or Self-Improvement	Conditional	2.2.1
School - Business	Outright	2.2.1
School - Vocational or Trade	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Short Term Rental Accommodation	Conditional	2.2.1
Wedding Chapel, only in the C-8 district	Conditional	2.2.1
Work Shop	Conditional	2.2.1
Transportation and Storage Uses		
Mini-Storage Warehouse	Conditional	2.2.1
Storage Warehouse	Conditional	2.2.1
Taxicab or Limousine Station	Conditional	
Works Yard	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Lumber and Building Materials Establishment	Conditional	2.2.1
Wholesaling - Class A	Conditional	2.2.1
Wholesaling - Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1 , 2.2.5
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1 , 2.2.6
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1 , 2.2.7
Any other use that is not specifically listed as an outright approval use in this section 2.1 but that was existing as of December 12, 1995	Outright	2.2.1
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.8
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 All outright approval uses listed in section [2.1](#) of this schedule, and all conditional approval uses listed in section [2.1](#) of this schedule that are commercial uses, must be carried on wholly within a completely enclosed building, other than the following:

- (a) arts and culture event;

- (b) display of flowers, plants, fruits and vegetables;
- (c) farmers' market;
- (d) gasoline station - full serve;
- (e) gasoline station - split island;
- (f) neighbourhood public house;
- (g) outdoor eating area in combination with a club, grocery or drug store, or retail store, subject to any conditions that the Director of Planning considers necessary, having regard to the area and location of the eating area with respect to adjoining sites, the hours of operation and the intent of this schedule;
- (h) outside storage for any outright approval use that is not specifically listed as an outright approval use in section 2.1 of this schedule but that was existing as of December 12, 1995;
- (i) parking and loading facilities;
- (j) public bike share;
- (k) restaurant;
- (l) shared e-scooter system;
- (m) taxicab or limousine station;
- (n) urban farm - class B; and
- (o) vehicle dealer,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this schedule.

- 2.2.2 Any of the non-dwelling uses listed in section 2.1 of this schedule are permitted in a mixed-use residential building.
- 2.2.3 Multiple conversion dwelling, resulting from the conversion of a building existing prior to June 18, 1956, may be permitted if:
 - (a) the Director of Planning considers:
 - (i) the quality and liveability of the resulting units,
 - (ii) the suitability of the building for conversion in terms of age and size, and
 - (iii) the impact of the conversion on adjacent properties and the character of the area; and
 - (b) no housekeeping or sleeping units are created.

- 2.2.4 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.5 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) in the rear yard, and
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and
 - (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 15% of the total site area,
- except that the Director of Planning may vary the maximum height, the location regulations, and the floor area regulations to a maximum total floor area not exceeding 33.3% of the gross floor area of the principal use.
- 2.2.6 Accessory uses customarily ancillary to any outright approval use in section 2.1 of this schedule are permitted provided that the total floor area of all accessory uses does not exceed 25% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section 2.1 of this schedule or the accessory use is a home-based business, except that the Director of Planning may vary the floor area regulations to a total floor area not exceeding 33.3% of the gross floor area of the principal use.
- 2.2.7 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions in section 2.2.6 above.
- 2.2.8 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in these districts are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio:

- (a) for uses not specifically listed as outright approval uses in section 2.1 of this schedule and that were existing as of December 12, 1995, must not exceed the floor space ratio of the building on site as of December 12, 1995, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 2.25, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant; and
- (b) is 0.75 for all other uses, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 2.25, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.1.2 Building Form and Placement

Regulations		C-7	C-8
3.1.2.1	Maximum building height	12.2 m	
3.1.2.2	Minimum average front yard depth	3.1 m	not permitted
3.1.2.3	Side yard width	not required	
3.1.2.4	Minimum rear yard depth	3.1 m	
3.1.2.5	Minimum rear setback for any portion of a building:		
	(a) containing dwelling uses	7.6 m	
	(b) not containing dwelling uses but located above the first storey, except roof decks at the second storey level	7.6 m	

Building Height

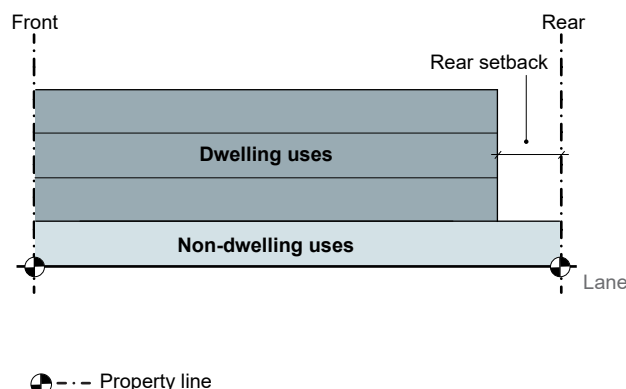
3.1.2.6 Despite the maximum building height in section 3.1.2.1 above, on sites with front yards or exterior side yards adjacent to an R district, with or without the intervention of a street, the maximum building height is 9.5 m for a distance of 4.6 m from the front or side property line adjacent to the R district.

3.1.2.7 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding:

- (a) 13.8 m with respect to any development;
- (b) 18.3 m to improve residential liveability; and
- (c) 24.4 m to facilitate the retention of heritage structures,

if the Director of Planning or Development Permit Board considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Diagram: Mixed-use residential building with non-dwelling uses on the first storey



Front Yard and Front Setback

3.1.2.8 For any parking area, a setback of 1.2 m from the front property line is required.

3.1.2.9 The Director of Planning may decrease the minimum average front yard depth in the C-7 district where the development does not contain dwelling uses, community care facilities or group residences within 2.0 m of street grade, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.1.2.10 In the C-8 district, the Director of Planning may permit:

- (a) a front yard or front setback where a pedestrian or shopping courtyard or other features benefitting pedestrian character are provided; or
- (b) a front setback to improve the liveability of dwelling uses, community care facilities or group residences above grade,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Side Yard and Side Setback

3.1.2.11 Despite the side yard requirement in section 3.1.2.3 above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

- 3.1.2.12 Despite the minimum side yard width in section 3.1.2.3, in the case of a corner site, the exterior side yard requirements are the same as the front yard requirements in section 3.1.2.2 above.
- 3.1.2.13 For any parking area on a corner site, a setback of 1.2 m from the side property line abutting the flanking street is required.

Rear Yard and Rear Setback

- 3.1.2.14 Despite the minimum rear yard depth or rear setback in sections 3.1.2.4 and 3.1.2.5 above, where the rear of a site abuts a lane, the required minimum rear yard depth or rear setback will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.15 The Director of Planning may decrease the minimum rear yard depth or rear setback to improve the liveability of dwelling uses, community care facilities or group residences, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines and the submission of any advisory group, property owner or tenant.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

- 4.1.1 Computation of floor area must include all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.
- 4.1.2 Computation of floor area must exclude:
- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for parking space does not exceed 7.3 m in length;
 - (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a dwelling use, to a maximum floor area of 10% of the total permitted floor area if, in the case of child day care facilities, the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood; and
 - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.1.3 The Director of Planning may permit enclosed residential balconies to be excluded in the computation of floor area, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and approves the design of any balcony enclosure, except that:
- (a) the total area of all open and enclosed balcony or deck exclusions may not exceed 8% of the permitted residential floor area; and
 - (b) no more than 50% of the excluded balcony floor area may be enclosed.

4.2 Access to Natural Light

- 4.2.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.2.2 For the purposes of section [4.2.1](#) above, habitable room means any room except a bathroom or kitchen.