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**308. URBAN VILLAGE COMMERCIAL DISTRICT (HASTINGS) (C8)**

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This District provides for a wide range of commercial and retail establishments with medium density multiple family dwellings located above the business premises.

**308.1 Location:**

- (1) C8 lots are intended as the core commercial district designated in the Hastings Street Area Plan adopted by Council June 3, 1991.
- (2) C8a lots are intended as the non-core commercial district designated in the Hastings Street Area Plan adopted by Council June 3, 1991.

**308.2 Uses Permitted:**

- (1) Banks subject to the restriction that the first storey frontage of a bank on Hastings Street shall not exceed 10.0m (33 feet) in width. (B/L No. 12942-11-06-20)
- (2) Business and professional offices, subject to the restriction that in a C8 district the first storey frontage of an office on Hastings Street shall not exceed 10.0m (33 feet) in width. (B/L No. 12942-11-06-20)
- (3) Cafes and restaurants, which may have an area available for open outdoor seating, excluding drive-in restaurants.
- (4) Clubs and lodges, on second storey or above and subject to the restriction that the first storey entrance to the club or lodge shall not exceed 3.0 m (9.84 feet) in width.
- (5) Commercial schools, on second storey or above and subject to the restriction that the first storey entrance of the commercial school shall not exceed 3.0 m (9.84 feet) in width.
- (6) Fitness and health facilities and steam baths, subject to the restriction in C8 districts that such uses must be on second storey or above and the first storey entrance to the fitness and health facilities or steam bath shall not exceed 3.0 m (9.84 feet) in width. (B/L No. 11204-01-02-12)
- (7) Personal service establishments including barber shops, beauty parlours, dry cleaning establishments, electrical appliance repair shops, florist shops, laundromats, optical or watch repair shops, outdoor garden shops (for not more than six months in any year), photographic studios, shoe repair shops, tailor shops, dressmaking shops and similar establishments. (B/L No. 11941-05-08-29)
- (8) Public assembly and entertainment uses, on second storey or above, and subject to the restriction that the first storey entrance to a public assembly or entertainment use shall not exceed 3.0 m (9.84 feet) in width.
- (8a) Residential sales centre. (B/L No. 13188-13-04-15)

- (9) Retail stores that sell new or used goods.
- (10) Studios on second storey or above and subject to the restriction that the first storey entrance to a studio shall not exceed 3.0 m (9.84 feet) in width.
- (11) Dwelling units, on second storey or above, subject to the following conditions:
  - (a) that the first storey frontage of the building to a minimum depth of 10.0 m (32.80 ft.) shall be used for commercial purposes;
  - (b) each dwelling unit shall have a balcony and 1.0 on-site parking space which is located in such a way that utilization of any secondary access of the commercial premises is not impaired;
  - (c) that a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except that on a corner lot access may be from the first storey side street elevation and that where a public pedestrian walkway exists, access may be from the first storey walkway elevation;
  - (d) that a storey containing dwelling units shall have no other uses on that storey except parking.
- (11.1) Home occupations other than the operation of a home-based child care facility. (B/L No. 13639-16-12-12)
- (12) Accessory buildings and uses.
- (13) Liquor licence establishments holding a liquor primary licence that were being lawfully used for that purpose on January 13, 2003, on sites without residential use, subject to the restriction that the first storey frontage of the liquor licence establishment on Hastings Street shall not exceed 7.5 m (24.60 feet) in width. (B/L No. 11517-03-05-12)
- (14) On C8a lots only, establishments having not more than 140 m<sup>2</sup> (1,506.99 sq.ft.) in gross floor area that provide photocopying and duplicating services.
- (15) On C8a lots only, retail sale of new furniture.
- (16) Mobile retail carts not exceeding three in number as a use accessory to a principal retail use other than a gasoline service station. (B/L No. 10209-95-06-19)
- (17) Self-improvement schools, on second storey or above and subject to the restriction that the first storey entrance of the self-improvement school shall not exceed 3.0 m (9.84 feet) in width. (B/L No. 10803-98-11-02)
- (18) On C8a lots only, animal hospitals. (B/L No. 11448-02-11-25)
- (19) Category A supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
  - (b) each living unit shall have a minimum floor area of 27m<sup>2</sup> (290.6 sq.ft.).
 (B/L No. 12422-08-03-10)

- (20) Category B supportive housing facilities, subject to the following conditions:
- (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) each living unit shall have a minimum floor area
    - (i) of 33 m<sup>2</sup> (355.22 sq.ft.) for studio unit
    - (ii) of 41 m<sup>2</sup> (441.4 sq.ft.) for a junior one-bedroom unit
    - (iii) of 46m<sup>2</sup> (495.16 sq.ft.) for a one bedroom unit;
  - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
  - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
- (B/L No. 12422-08-03-10)

**308.2A Uses Permitted in a C8f Zoning District:**

- (1) Uses permitted in the Urban Village Commercial District (Hastings) C8.
  - (2) Liquor licence establishments having the capacity to serve not more than one hundred (100) persons at one time.
- (B/L No. 11517-03-05-12)

**308.3 Conditions of Use:**

- (1) Every business or undertaking shall be conducted within a completely enclosed building except for parking and loading facilities, produce and garden displays, outdoor restaurant seating, and mobile retail carts.  
(B/L No. 13731-17-04-10)
- (2) All goods produced on the premises shall be sold at retail on the same premises.
- (3) Residential uses shall be permitted on the second, third and fourth storeys.
- (4) All principal uses shall be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.
- (5) A lighted public pedestrian walkway on a registered statutory right of way that links Hastings Street with the parallel lane and is at least 1.0 m (3.28 feet) wide shall be provided unless a walkway or an intersecting street exists within 45.72 m (150.0 feet) of the centre of the lot; and the provision of the walkway shall reduce the required non-residential parking spaces by one.

- (6) The depth of floor areas developed above a pedestrian walkway shall not exceed one-half the depth of the building but in no case shall the depth be restricted to less than 12.19 m (40 feet).
- (7) Where a building contains more than four dwelling units, a compact, covered recycling area shall be provided.

**308.4 Height of Buildings:**

- (1) The height of a building shall not exceed 16.0 m (52.5 feet) nor four storeys.
- (2) Storeys above the second shall be set back so that the structure above the second storey, except for any balcony, is contained within a building envelope defined by a 45° inclined plane extending from the required front yard and passing through the second floor ceiling at the point nearest the front of the property.

**308.5 Lot Area and Width:**

Each lot shall have an area of not less than 312.0 m<sup>2</sup> (3,358.45 sq.ft.) and width of not less than 10.06 m (33.0 feet).

**308.6 Floor Area Ratio:**

- (1) The floor area ratio shall in no case exceed 2.00 except, where underground parking is provided, an amount may be added to the floor area ratio equal to 1.0 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 3.00. (B/L No. 11888-05-04-11)
- (2) The area of a pedestrian walkway and the area of any floors located over the walkway shall be excluded from the gross floor area for the purpose of computing floor area ratio and parking space requirements in this District.

**308.7 Front Yard:**

A front yard shall be provided of not less than 2.0 m (6.57 feet) in depth. Notwithstanding section 6.12(1)(d), rain protection canopies may be provided up to 2.0 m (6.57 feet) in depth within this required front yard but no parking shall be permitted above the surface of the finished grade in a front yard.

**308.8 Rear Yard:**

A rear yard shall be provided of not less than 6.0 m (19.69 feet) in depth.

**308.8A Side Yard:**

No side yard shall be required except in the case of a corner lot, where a side yard adjoining the flanking street or lane shall be provided of not less than 2.0 m (6.56 feet) in width. (B/L No. 12865-10-11-15)

**308.9 Frontage:**

- (1) On C8 lots, the maximum first storey building frontage occupied by an individual user shall be 15.24 m (50.0 feet).
- (2) On C8a lots, the maximum first storey building frontage occupied by an individual user shall be 20.12 m (66.01 feet).

**308.10 Off-Street Parking:**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw; and no parking shall be permitted in side yards.

**308.11 Off-Street Loading:**

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

(B/L No. 9632-93-11-08)

**308.12 Car Wash Stall:**

One car wash stall with a “No Parking” sign affixed to it shall be provided for each 100 dwelling units. (B/L No. 13829-18-02-26)