

570 – Historic Downtown Commercial Zone (C7)

C7

Intent: To accommodate commercial and mixed-Use developments in the Historic Downtown area

570.1 Permitted Uses (B/L 2454-2015)

Permitted Uses Table for C7 Zone	
Principal Uses	
.1 Animal Hospital	.14 Indoor Recreation Facility
.2 Apartment	.15 Liquor Store
.3 Assembly	.16 Media Studio
.4 Brew-Pub	.17 Off-Street Parking
.5 Child Care Centre	.18 Office
.6 Civic Use	.19 Personal Service Establishment
.7 Coffee Shop	.20 Pub
.8 Commercial School	.21 Restaurant
.9 Congregate Housing (B/L 3249-2022)	.22 Retail
.10 Farmers Market	.23 Seasonal Garden Centre
.11 Financial Institution	.24 Tourist Accommodation
.12 Funeral Parlour	
.13 Health Care Office	
Accessory Uses	
.25 Short-Term Rental Accommodation	
.26 Home Occupation – Level 1	
.27 Boarding (B/L 3249-2022)	

570.2 Site Specific Permitted Uses and Development Regulations (B/L 3159-2021, 3023-2020)

.1 Assembly shall be a permitted Use on the following Lots:

a. PID: 008-657-866

Legal Description:

Section 22 Township 16 Plan NWP75934 NWD Parcel A, Part SW 1/4

Editorial Note
Known civically as: 33738 Laurel Street

b. PID: 025-787-209

Legal Description:

Lot B Block 50 Section 22 Township 16 Plan NWP464A NWD
Except Plan BCP8706

Editorial Note
Known civically as: 2513 West Railway Street

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- c. PID: 011-121-921
Legal Description:
Lot A Section 22 Township 16 Plan NWP07319 NWD Part SW 1/4

Editorial Note
Known civically as: 33868 Essendene Avenue

- d. PID: 011-247-398 and 011-247-436
Legal Description:
Lot D Section 22 Township 16 Plan NWP07629 NWD Lot C Plan NWP07629, Section 22, Township 16

Editorial Note
Known civically as: 33874 Essendene Avenue

- e. PID: n/a
Legal Description:
Section 22 Township 16 Plan NWP19446 NWD Part SW 1/4,
Dedicated Park

Editorial Note
Known civically as: 2552 McCallum Road

- .2 A maximum Density shall not be applicable and Building Height shall be restricted to a maximum of 11.25 m or three Storeys, whichever is less on the following Lot: (B/L 3023-2020)

- a. PID: 011-569-018
Legal Description:
Lot 20 Except: West 10 Feet Block 40 Section 22 Township 16 New Westminster District Plan 464A

Editorial Note
Known civically as: 2549 Montvue Avenue

- .3 Notwithstanding Section 140.2.3, an Emergency Shelter Use shall be permitted on the following lot: (B/L 3440-2023)

- a. PID:015-919-889
Legal Description:
Parcel "A" Section 22 Township 16 New Westminster District
Reference Plan 84686

Editorial Note
Known civically as: 2509 Pauline Street

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570.3 Development Regulations

Development Regulations Table for C7 Zone	
Column I	Column II
.1 Density (maximum)	a. Properties designated Historic Centre within the Official Community Plan – 3.0 Floor Space Ratio b. Properties designated Urban Centre within the Official Community Plan – 2.5 Floor Space Ratio c. Where a property is designated Urban Centre within the Official Community Plan and a Density Bonus Contribution is provided to the City in accordance with Section 140, the maximum Floor Space Ratio may be increased by 1.0, up to a maximum of 3.5
.2 Minimum Setbacks (Front Lot Line)	a. 0.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Storeys containing Residential Uses – 4.5 m b. Storeys not containing Residential Uses – 3.0 m, except 0.0 m where abutting a C zone
.4 Minimum Setbacks (Interior Side Lot Line)	a. Storeys containing Residential Uses – 4.5 m b. Storeys not containing Residential Uses – 0.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. 0.0 m
.6 Height (maximum)	a. Properties designated Historic Centre within the Official Community Plan – 12.2 m or three Storeys, whichever is less
.7 Lot Coverage (maximum)	a. 100%

570.4 Landscaping and Off-Street Parking

- .1 In the event an existing Building is destroyed by fire within the Historic Downtown Commercial (C7) Zone, the reconstruction of the Building will be considered a renovation for the purpose of calculating parking requirements.
- .2 Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

570.5 Conditions of Use

- .1 An Apartment or Congregate Housing Use shall only be permitted when developed in conjunction with one or more Principal Use(s). (B/L 3249-2022)
- .2 A portion of any Lot used for an Apartment or Congregate Housing Use

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shall be provided as common indoor or outdoor amenity area, in the amount of 3.0 m² per Dwelling unit, and shall not be located within the required Setbacks. For the purposes of this section, common indoor or outdoor amenity area means an area or areas: (B/L 3249-2022)

- a. available for all residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities.
- .3 The ground Floor of Buildings in the C7 zone shall be designed to meet BC Building Code standards for commercial Uses.
 - .4 Home Occupation – Level 1 shall only be permitted within an Apartment unit.
 - .5 An Apartment or Congregate Housing shall have all entrances, exits and lobbies entirely separated from those that access all other Uses. (B/L 3249-2022)
 - .6 A Tourist Accommodation shall have a minimum of 10 rooms.
 - .7 A Commercial School shall not be permitted on the ground floor of a Building.
 - .8 A Retail Use shall not include sex or drug paraphernalia sales. (B/L 2454-2015)
 - .9 Storage must be accessory to a permitted Use and:
 - a. not occupy more than 20% of the main floor area or be within 6.0 m of a window facing a Street at Street level; and
 - b. shall take place entirely within a wholly enclosed Building.
 - .10 Notwithstanding the provisions of section 570.5.10, unenclosed storage related to Seasonal Garden Centre is permitted, subject to the following regulations:
 - a. shall not be located within 3.0 m of an Exterior Lot Line;
 - b. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and
 - c. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
 - .11 A Financial Institution or Office shall not consist of any of the following Uses or activities in the C7 zone: cheque cashing or personal loan services other than those regulated under the Financial Institutions Act or the Bank Act.
 - .12 A Health Care Office shall not consist of any of the following Uses or activities in the C7 zone: detoxification centres, drug or alcohol addiction counseling or treatment centres, needle exchanges, safe injection sites, rehabilitation centres or any type of similar Uses or facilities.
 - .13 An off-street parking Use shall not include parking for Commercial Vehicles.

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- .14 Except where permitted under Section 570.2, Assembly is limited to gathering for social and cultural events, activities, and exhibitions.