

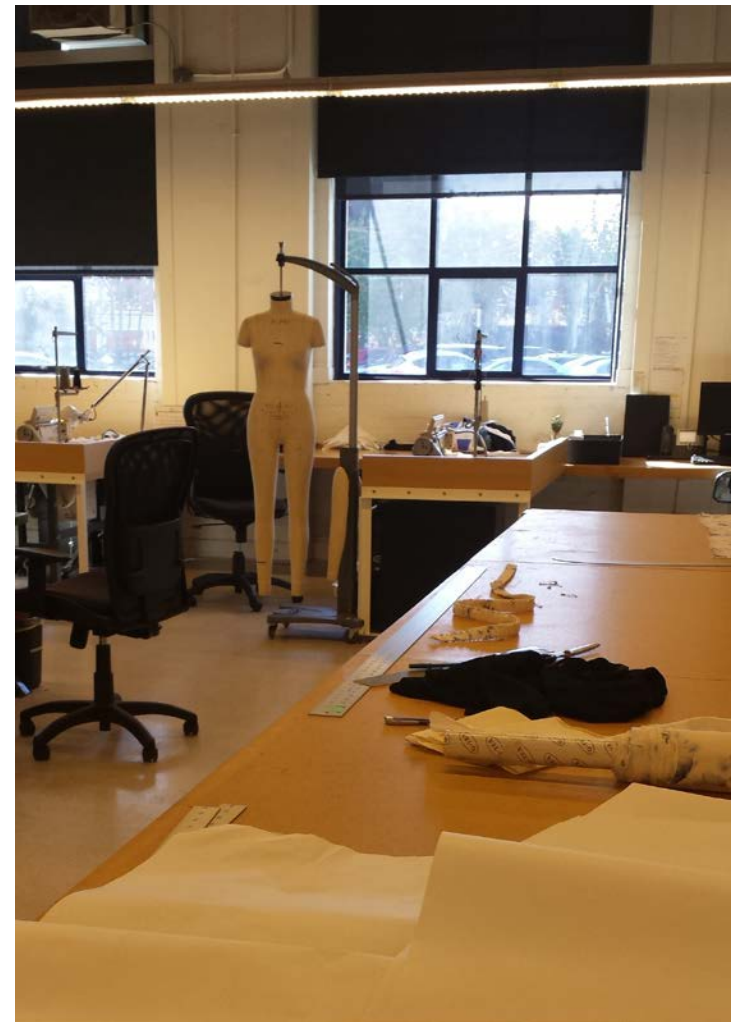
Facilitating Growth in Vancouver's Innovation Economy

## **Railtown I-4 (Historic Industrial) District**

Zoning and Development By-law Amendments



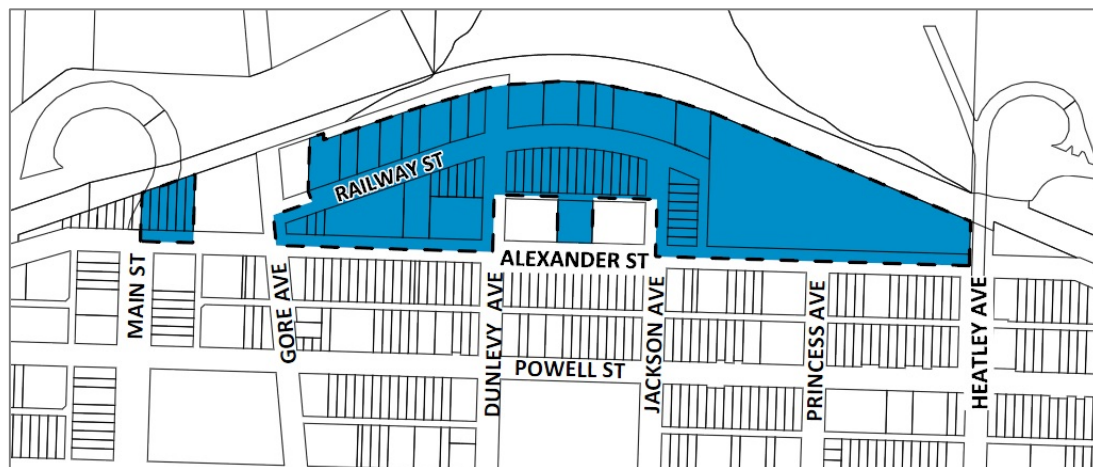
1. Implement DTES Plan, noting *“need to plan appropriately for the **preservation of industrial lands**”*
2. DTES Plan policy 6.8.1 – *Explore changes to **support additional office use while maintaining a minimum requirement of 50 percent industrial use***
3. Better enable the **Innovation Economy**



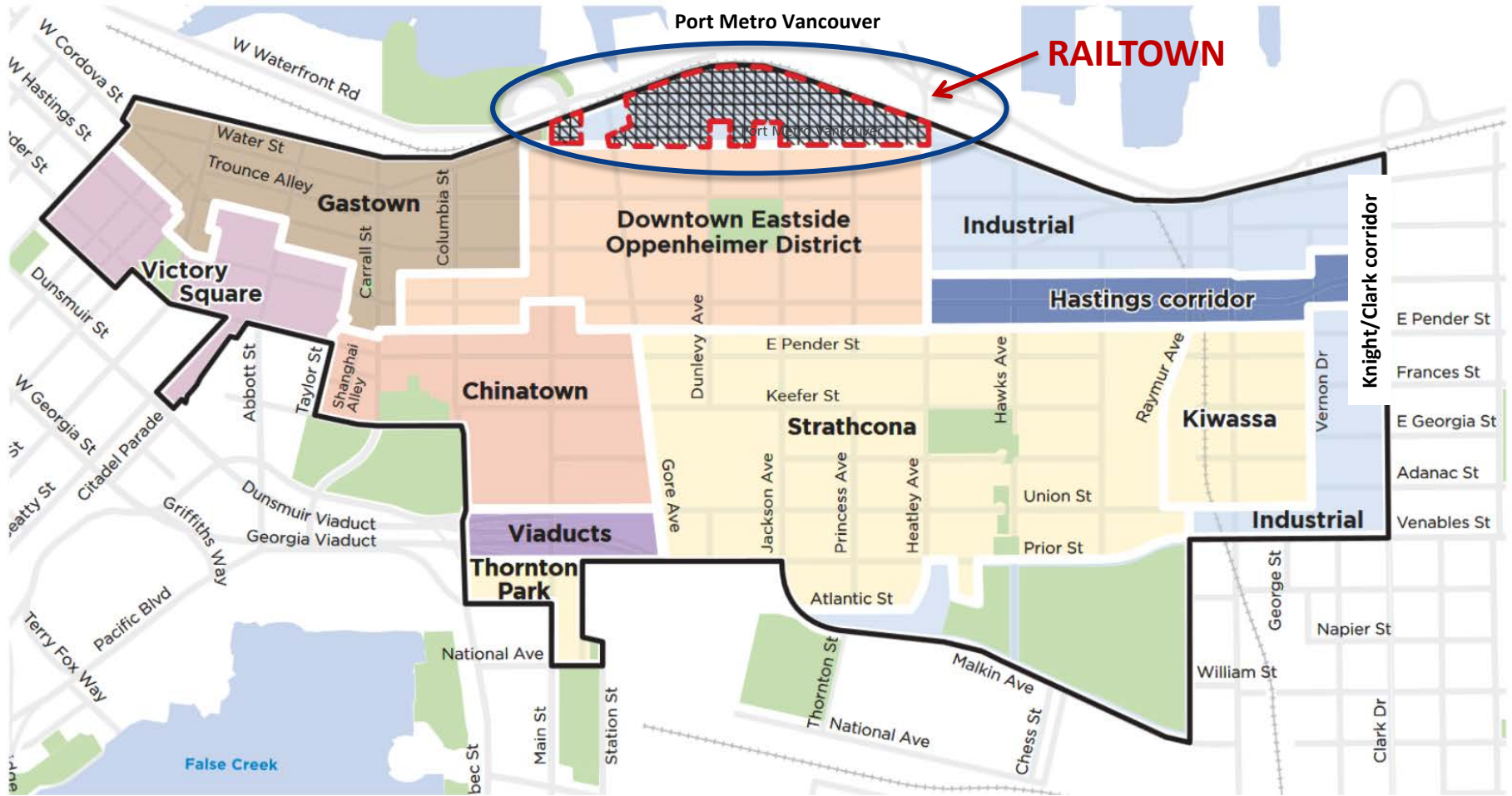


## SMALL AND SPECIAL

- ↘ Light industrial innovation incubator
- ↘ Innovation Economy
- ↘ Historic character area

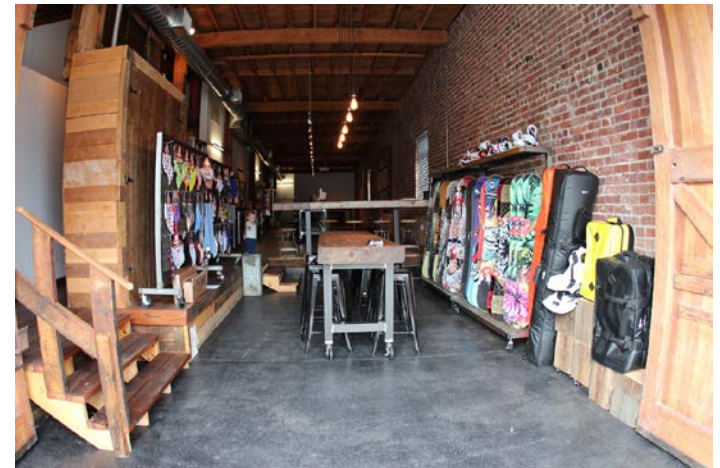


# DOWNTOWN EASTSIDE CONTEXT



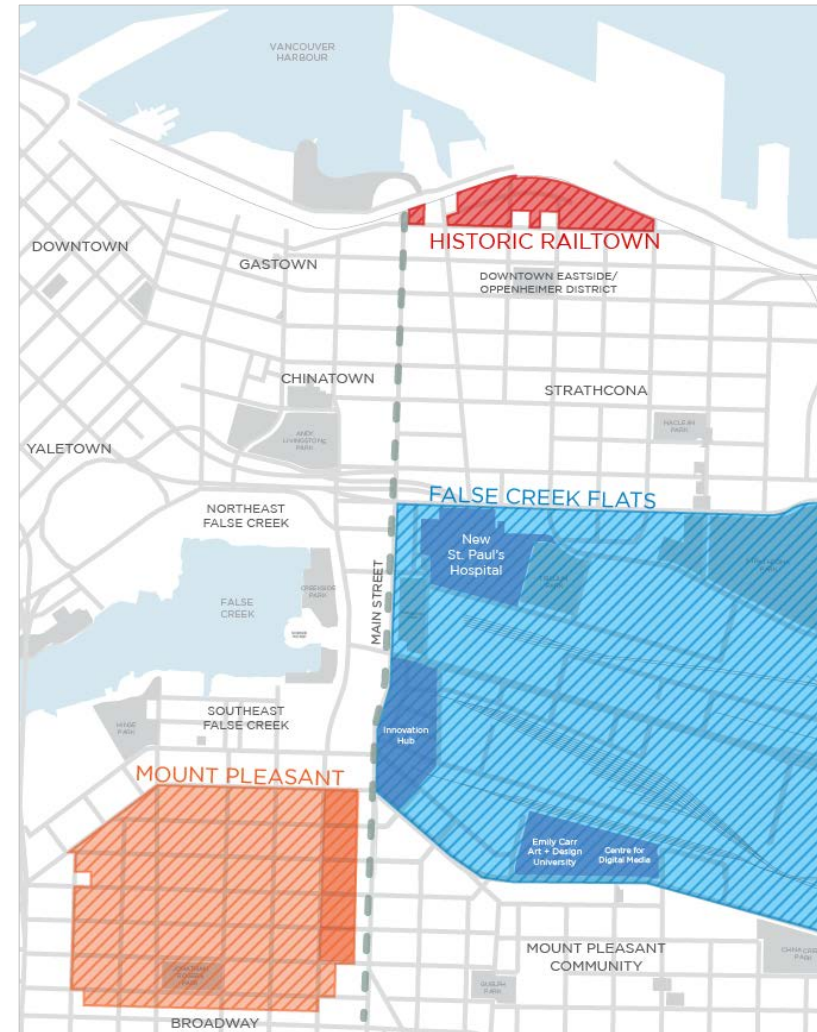


- Evolving industrial nature;
- Protection of industrial uses;
- Development pressure and land speculation;
- Rapidly rising lease rates and assessment values;
- Non-complying uses, and;
- Retaining historic character.



Railtown is an economic hub:

- Industrial start-ups and small entrepreneurs
- Specialized local producers and makers



## INTRODUCE:

1. Creative Products Manufacturing
2. New I-4 (Historic Industrial) District



Reinforce the area's industrial intent



Retain historic industrial character buildings



Prevent proliferation of office use



Manage change and social impact on adjacent areas

**Creative Products Manufacturing** is the use of premises for the creation, development, prototyping and marketing of products that are the result of a customised design process, including but not limited to clothing design, furniture design, industrial design, technology design, and similar design.

## Development

## Creation

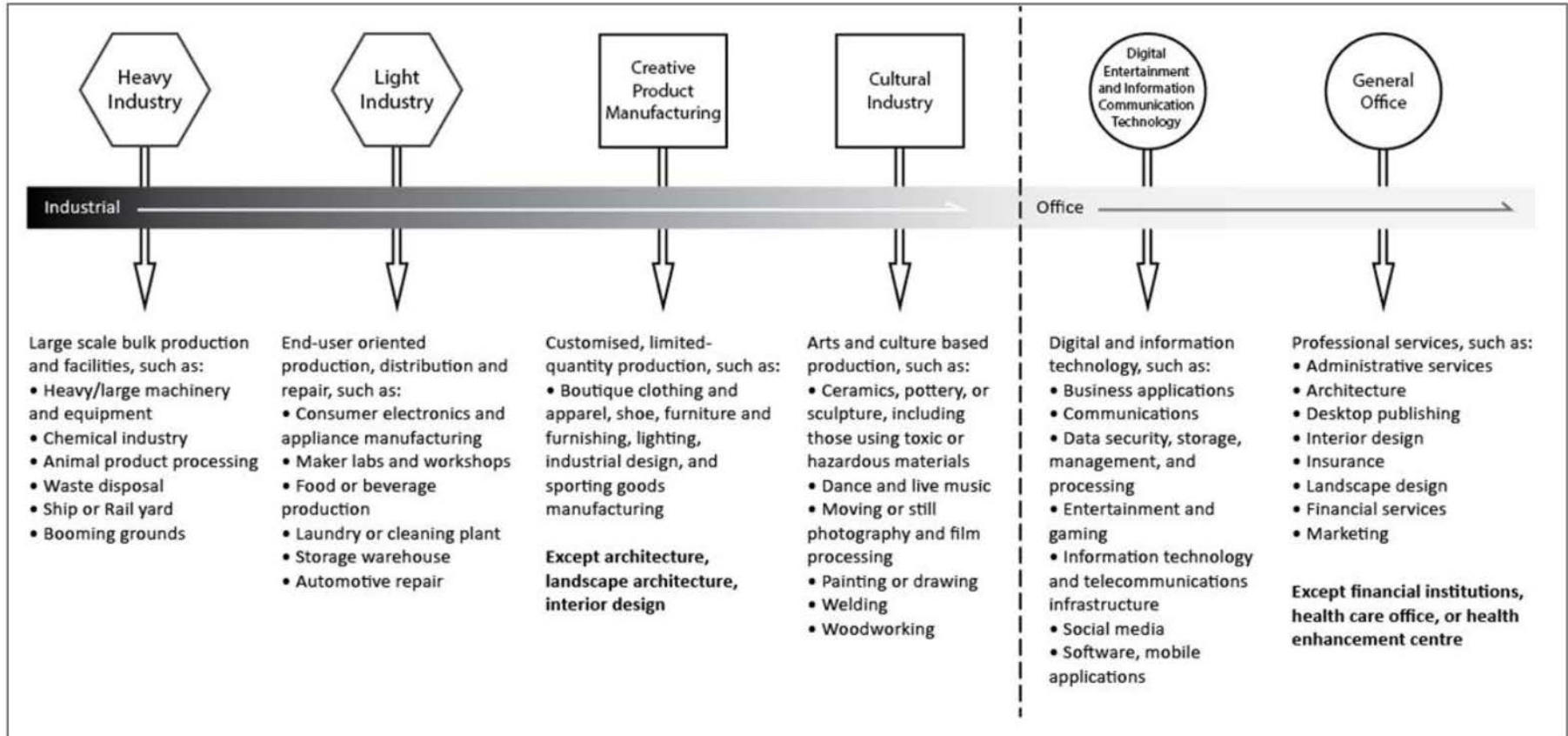


## Marketing

## Prototyping



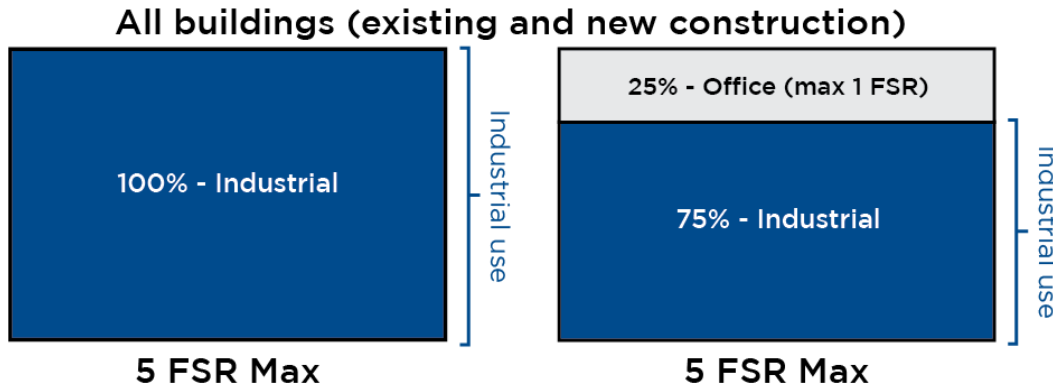
# CONTINUUM OF USES IN INDUSTRIAL DISTRICTS



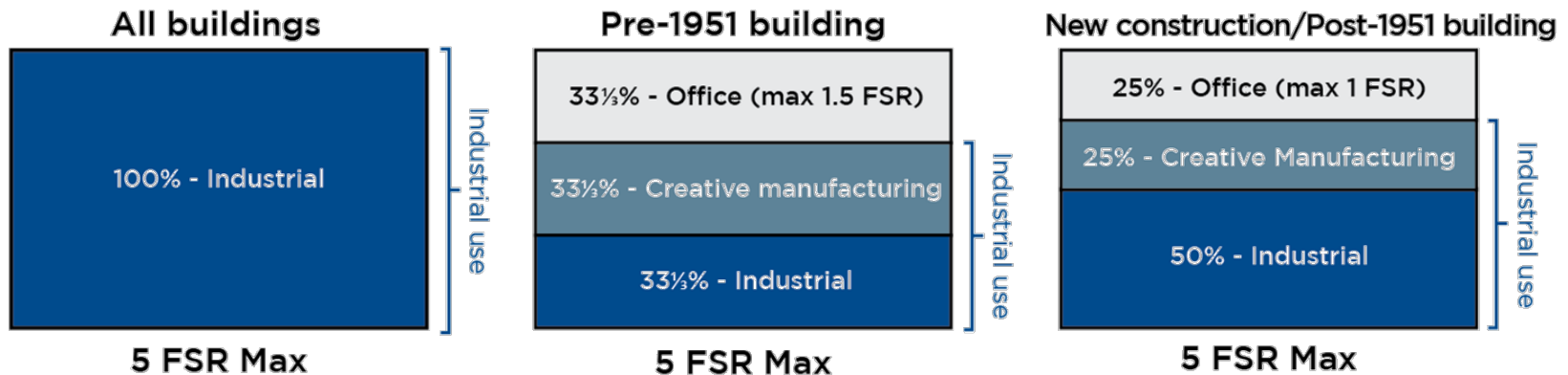
Creative Products Manufacturing provides **flexibility** to accommodate a wide **variety of uses**.

- ↘ Maintain existing heights and density
- ↘ Permit additional Artist Studios
- ↘ Pre-1951 buildings:
  - Allow more Office and Creative Products Manufacturing
- ↘ New construction/1951 or newer buildings:
  - Allow some Office and Creative Products Manufacturing
- ↘ Permit retail up to 500 square metres
- ↘ Permit restaurant up to 150 square metres
- ↘ Continue prohibiting new Residential use

## Current M-2 Industrial District



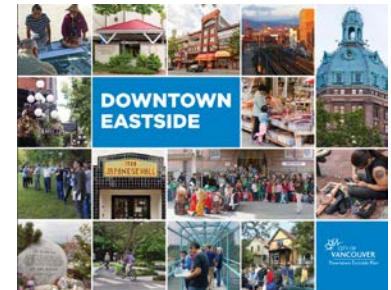
## Proposed I-4 (Historic Industrial) District





Property owners, Business Improvement Association, and adjacent neighbourhood:

- Meetings with stakeholders and community
- Broad community consultation during the DTES Plan
- Vancouver Heritage Commission (June 2015)
- Vancouver Economic Commission engaged with digital entertainment and interactive industry
- Community open house (October 2016)

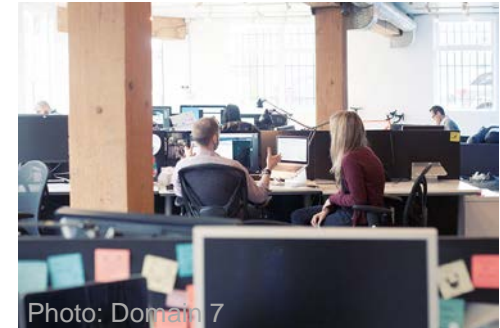


## Support

- General support for I-4 District and Creative Products Manufacturing
- General support to protect industrial lands
- Some support for retail and restaurant size limits

## Concerns

- Extent of office
- Rising property taxes
- Challenges of manufacturing in historic buildings
- Compatibility of higher intensity uses on rail
- Displacement of artist studios



**Concern: More office desired or allow unlimited amounts but restrict size of individual companies**

## Response:

- Office permitted in all buildings, including Digital Entertainment and Communication Technology (DEICT)
- More office permitted in historic buildings (increased from 25% to 33.3%)
- Limiting higher value uses can reduce negative impacts
- Size-based business licenses are complex and resource intensive to regulate and enforce





## **Concern: Digital Entertainment and Communication Technology (DEICT) should be an industrial use**

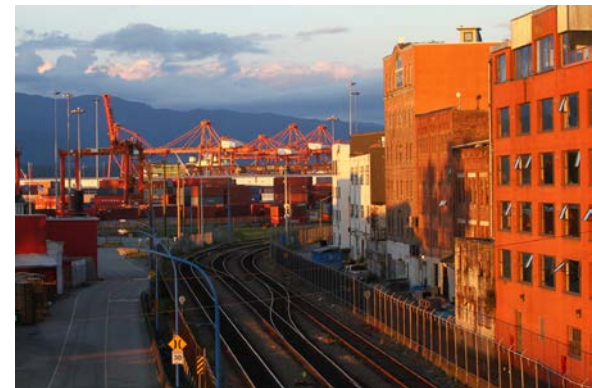
### **Response:**

- Software manufacturing definition is outdated
- Software and digital media is included under the Digital Entertainment and Information Communication Technology Office use
- Can only be included under one definition
- Definitions created with Vancouver Economic Commission and digital entertainment and interactive industry

## **Concern: Proposed I-4 District will increase property tax and make industry unfeasible**

### **Response:**

- 2016 BC property assessment conducted before I-4 (Historic Industrial) District proposed
- High office-type lease rates and land speculation affect assessment values
- Limiting office will dampen speculation and protect industrial tenants



**Concern: There are few historic buildings and they are unsuitable for manufacturing**

## Response:

- Over 30 priority historic places identified (Historic Context Report, Birmingham & Wood)
- More office and Creative Products  
Manufacturing permitted in historic buildings (increased from 25% to 33.3%)
- Additional commercial loading can be considered
- Historic character of the area as a whole contributes to sense of place





## Concern: Artist studios are being displaced

### Response:

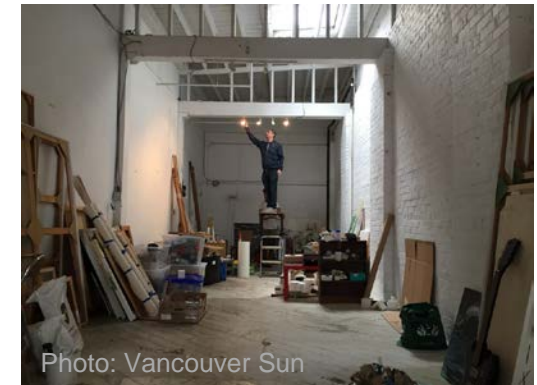
- Additional artist studios permitted in historic buildings
- Limiting higher value uses discourages displacement of artist studios



## Concern: Larger restaurants are desired

### Response:

- Larger destination-type businesses attract non-local customers and generate traffic and parking congestion



## The proposed I-4 (Historic Industrial) District:

- Protects core employment lands by **maintaining more than 50% Industrial use**;
- **Stabilises land value**, discouraging industrial displacement and land speculation;
- Better enables the Innovation Economy through the **Creative Products Manufacturing use, and**;
- **Retains historic industrial character buildings** by allowing greater amounts of Creative Products Manufacturing, Office, and Artist Studio use.

## RECOMMENDATION A

Amend the Zoning and Development By-law to:

- i) Add the Creative Products Manufacturing use**
- ii) Rezone a portion of the M-2 District to a new I-4 (Historic Industrial) District**