

Railtown I-4 (Historic Industrial) District

March 28, 2017



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- Recommendation to continue Public Hearing and re-open the speakers list
- Response to Council questions at Public Hearing
- Information on additional consultation in Railtown
- Provide recommendations for changes to the proposed Railtown amendments for the 1-4 (Historic Industrial) District and additional actions

- ↘ The Railtown I-4 (Historic Industrial) Zoning Amendments (RTS 11641) were considered by Council at Public Hearing on January 26, 2017
- ↘ The decision on these amendments was deferred to February 7, 2017
- ↘ Staff requested that Council's decision and discussion on the report be further deferred to March 28, 2017, to allow staff time to:
 - Complete additional research
 - Conduct further public consultation
 - Consider potential changes to the proposed I-4 Zoning

- 5 meetings with property owners, business owners and artists from the area, as well as the Strathcona BIA
- Completed additional research
- Prepared changes to the proposed Railtown I-4 zoning to address comments and concerns heard



- a) Remove restrictions to Creative Products Manufacturing use:**
 - Change from a conditional to an outright use
 - Permit CPM to 5.0 FSR

- b) Simplify and clarify the distinction between existing buildings and new buildings**

- c) Increase Production or Rehearsal Studio Uses:**
 - Increase FSR allowed from 1.0 to 1.5 FSR
 - Allow this use in lieu of Office

- d) Remove restrictions to Wholesaling - Class B**
 - Change Wholesaling - Class B from a conditional to an outright use
 - Permit Wholesaling - Class B use to 5.0 FSR, provided the gross floor area is less than 500 m²

- e) Maintain possibility for Artist Studio – Class B with a dwelling unit in existing buildings**
 - Continue to investigate ways to secure affordable, rental-only artist live-works studios

- f) Remove outdated vertical angle of daylight regulation**

- f) Undertake parking and loading review**
- g) Prepare administrative bulletin for implementation staff on the new CPM use**
- h) Work closely with property owners to bring buildings and uses into compliance**

- **THAT Council continue the Public Hearing** concerning the *Proposed Revisions to Raintown - Zoning and Development By-law Amendments I-4 (Historic Industrial) District (RTS 11641)* policy report on **April 11, 2017** and **re-open the speakers list and allow for further written submissions by the public;** and
- **THAT, at the continued Public Hearing, Council consider the revised proposed Raintown I-4 Zoning District Schedule as attached in Appendix A** in this memo, in place of the original proposed by-law that was included as Appendix A in the report entitled, “Facilitating Growth in Vancouver’s Innovation Economy – Raintown – Zoning and Development By-law Amendments for I-4 (Historic Industrial) District” dated December 13, 2016.

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