



REFERRAL REPORT

Report Date: April 13, 2023
Contact: Matt Shillito
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RTS No.: 15595
VanRIMS No.: 08-2000-20
Meeting Date: May 9, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Broadway Plan Implementation – Amendments to Zoning and Development By-law and Guidelines

Recommendation to Refer

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the applications as described below and that the applications be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary Zoning and Development By-law amendments, in accordance with the recommendations set out below, for consideration at the Public Hearing.

Recommendation for Public Hearing

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to facilitate Broadway Plan implementation generally as presented in Appendix A;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally as presented in Appendix A.
- B. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council the Industrial Spaces Guidelines, generally as presented in Appendix C.
- C. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council the updated Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C), generally as presented in Appendix D.

- D. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council the updated C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings, generally as presented in Appendix E.
- E. THAT Recommendations A through D be adopted on the following conditions:
- a. THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - b. THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
 - c. THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report recommends amendments to the Zoning and Development By-law and associated guidelines to support implementation of the Broadway Plan, and advance the directions of the City's Employment Lands and Economy Review, Metro Vancouver Regional Industrial Lands Strategy and the Regional Growth Strategy, Metro 2050. The actions recommended in this report seek to:

- Intensify the Mount Pleasant Industrial Area (I-1) by providing additional height and density for industrial and employment uses, modernizing permitted uses in the I-1, I-1A, I-1B and I-1C zoning district schedules and updating the associated guidelines.
- Intensify and modernize the Burrard Slopes Mixed Employment Area by providing additional height and density for industrial and employment uses and introducing greater flexibility of uses, including consideration for childcare and arts and culture.
- Provide clarity for applicants and City staff by updating a key definition in Section 2 of the Zoning and Development By-law and introducing the Industrial Spaces Guideline.
- Extend city-wide six-storey secured rental housing allowances to the C-2, C-2B, C-2C, and C-2C1 zoning districts in the Broadway Plan area.

Council Authority / Previous Decisions

- [Broadway Plan](#) (2022)
- [Broadway Plan Priority Implementation Strategy](#) (2022)
- [Employment Lands and Economy Review Phase 2 Report](#) (2020)

- Council Motions: [Industrial Modernization and Intensification Framework Development Process Update](#) (2023) and [Supporting and Expanding Vancouver’s Tech Hubs, Clusters, and Districts](#) (2023)

City Manager’s Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

The Broadway Plan (“the Plan”) was approved by Council on June 22, 2022 and came into effect on September 1, 2022. It is a comprehensive land use policy plan to guide growth and positive change in the Broadway neighbourhoods over 30 years.

When approving the Broadway Plan, Council endorsed a Priority Implementation Strategy setting out City-initiated implementation actions for the short term. Two of the high priority implementation actions are as follows:

1. Zoning amendments (pre-zoning) in the Mount Pleasant and Burrard Slopes industrial/employment areas to incentivize industrial development through increased height and density, and provide greater flexibility of uses, including consideration for childcare and arts and culture.
2. Zoning amendments (pre-zoning) to extend city-wide six-storey secured rental housing allowances to the C-2, C-2B, C-2C, and C-2C1 zoning districts in the Broadway Plan area.

Mount Pleasant and Burrard Slopes Industrial Zoning Amendments

Vancouver’s industrial vacancy rate is currently at 0.6%¹ with rental rates having increased by 29%² over the past 5 years. Vacancy rates are considered “healthy” around the 5% to 7% range, where there is adequate available space to encourage turnover, with expanding businesses relocating to larger spaces and new or lower-scale businesses taking over smaller, more affordable units.

The jobs and economy policies of the Broadway Plan are built on the foundation established in the Employment Lands and Economy Review (“ELER”) endorsed by Council in October 2020. Both the ELER Phase 2 Report and the Broadway Plan highlighted a significant need to incentivize delivery of new industrial space in the City to address the supply shortage, particularly in the City’s centrally-located, transit-accessible light industrial and mixed employment areas like Mount Pleasant and Burrard Slopes.

The Broadway Plan policy intent for Burrard Slopes ([Section 9.7](#)) is to: *“Enable increased height and density to support innovation and creative economy uses and incentivize the delivery of traditional light industrial functions (production, distribution and repair) in the Burrard Slopes Mixed Employment Area.”*

¹ Colliers Canada, Vancouver Industrial Market Report, Q1 2023

² Based on comparison of weighted average asking net rent from Colliers Canada, Vancouver Industrial Market Report, Q1 2023 and Q1 2018

The corresponding policy intent for Mount Pleasant ([Section 10.1](#)) is to: *“Strengthen the heart of the Mount Pleasant Industrial Area as a vibrant creative production area by enhancing its light industrial function while strategically increasing opportunities to support the innovation economy.”*

In addition, the Jobs and Economy section of the Broadway Plan included policies to *“Consider childcare and other uses that have a functional or economic link to industrial uses or area employees in light industrial zones.”* ([Policy 13.3.11](#))

The Arts and Culture section of the Plan also sought to *“Support arts production and creation in industrial districts by including Artist Studio - Class B as an industrial use, subject to compliance with the Vancouver Building Bylaw (VBBL)”* ([Policy 17.2.5](#)) and *“Explore zoning amendments to enable greater flexibility for artist studio use.”* ([Policy 17.4.1](#))

The recommended zoning amendments are also well-aligned with Council approved motions in January 2023 regarding industrial lands and the tech sector.

Commercial (C-2) Zoning Amendments

In 2021, a new allowance for six-storey, mixed-used rental residential buildings was added to the C-2, C-2B, C-2C, and C-2C1 (collectively referred to herein as “C-2”) zoning districts for many areas of the city. These zoning changes were not applied to areas that had existing community plans with different land use directions or were undergoing an area planning process (e.g. the Broadway Plan). Staff are now recommending that the same allowances in other C-2 district schedules be extended to the Broadway Plan area to facilitate the delivery of rental housing.

Discussion

This report presents a number of amendments to the Zoning and Development By-law and associated guidelines to advance the implementation of the Broadway Plan. The following section summarizes these changes, with full details provided in the accompanying appendices.

Summary of Mount Pleasant and Burrard Slopes Industrial Zoning Amendments

The proposed amendments are outlined below as intensification amendments, modernization and flexibility amendments, and supporting amendments. Further details on specific changes and applicable district schedules are provided in Appendices A and B.

In accordance with the Metro Vancouver Regional Growth Strategy, residential uses are not permitted in the Mount Pleasant Industrial Area or the Burrard Slopes Mixed Employment Area, so for the purpose of discussion below “choice-of-use” refers only to employment uses (e.g. office, service and retail uses).

1) Intensification Amendments

Intensification of these areas will be achieved through the following amendments:

- Increase the permitted overall density from 3.0 to 4.5 FSR.
- Increase the permitted height from 18.3 m (60 ft) to 30.5 m (100 ft).
- Incentivize the delivery of additional industrial space by providing proportional increases

to the allowable floor space for office, service and retail uses.

- In Mount Pleasant: two square metres of choice-of-use are permitted for every square metre of industrial space provided. Amendments reinforce the general requirement that a minimum of 33.3% of the total floor area must be occupied by industrial uses³ (e.g. 1.5 FSR industrial + 3.0 FSR choice-of-use = max 4.5 FSR)
- In Burrard Slopes: Choice-of-use without industrial is permitted up to 2.5 FSR to introduce additional flexibility for employment uses. However, to incentivize delivery of industrial space⁴, one additional square metre of choice-of-use is permitted for every square metre of industrial space provided up to the maximum density (e.g. 1.0 FSR industrial + 3.5 FSR choice-of-use = 4.5 max FSR).
- Incentivize the delivery of shared, affordable, work-only artist studios by allowing an additional 0.5 FSR of floor area when a contiguous space of 0.2 FSR or 185 m² (whichever is greater) is provided for Artist Studio - Class B use. These spaces will be secured on a cost-recovery operational basis as artist studios for the life of the building.
- Introduce Amenity Shares payable on all density above 3.0 FSR to be allocated as per the Broadway Plan's Public Benefits Strategy.

2) Modernization and Flexibility Amendments

Modernizing the district schedules and increasing flexibility for uses will be achieved through the following amendments:

- Simplify the allocation of density between industrial and non-industrial uses by providing a single combined maximum for all non-industrial uses and removing size restrictions for individual uses.
- Amend the definition of Creative Products Manufacturing (“CPM”) in Section 2 of the Zoning and Development By-law to clarify the activities that can take place under this use, in conjunction with permitting it as a conditional use in Mount Pleasant and Burrard Slopes.
 - CPM will be restricted to upper level industrial spaces to reserve at-grade spaces for industrial uses that require proximity to loading for efficient goods movement.
- Increase the maximum density allocation for Artist Studio - Class B (work only) from 1.0 FSR to 3.0 FSR to remove regulatory barriers limiting the amount of artist studio floor space permitted.
- Introduce Child Day Care facility as a conditional use in order to allow for the consideration of more sites for child care facilities, subject to review by Vancouver Coastal Health Childcare Licensing and City staff on a site-by-site basis to determine health, safety and general suitability for childcare use.
- Remove the redundant requirement for a wall separation between accessory retail and production areas, also regulated by the Vancouver Building By-law based on actual hazard levels for different uses.
- Remove zoning restrictions which overlap with business licensing regulations regarding

³ Industrial uses as listed in Section 3.1.1.1(a) and 3.1.1.1(b)(i) of the current I-1, I-1A, I-1B District Schedules or Section 3.1.1.1(a) of the current I-1C District Schedule.

⁴ Industrial uses as listed in Section 3.1.1.1(a) of the current IC-1 and IC-2 Districts Schedule.

minimum distancing for Neighbourhood Public House and Restaurant uses in industrial areas.

3) Supporting Amendments

In order to effect the amendments above, additional modifications were required to certain district schedules as outlined below:

- Extraction of IC-2 from the combined IC-1 and IC-2 Districts Schedule to isolate Broadway Plan Amendments to Burrard Slopes (see Appendices A and B).
 - The IC-1 and IC-2 District Schedule applies to three separate areas of the City: two are within the Broadway Plan area (Burrard Slopes and Main Street between 2nd and 6th Avenues), and one is located in South Vancouver near Southeast Marine Drive and Argyle Street.
 - Staff are proposing to extract the IC-2 district from the combined district schedule and effect the modernization and intensification amendments outlined above to the new stand-alone IC-2 district only.
 - The entirety of Burrard Slopes is then proposed to be rezoned to IC-2 with updated regulations in the new district schedule.
 - The South Vancouver area will remain IC-1 while the Main Street area will be switched to the IC-1 zone so that both will retain their existing zoning permissions.
- Introduction of the Industrial Spaces Guidelines which aims to clarify regulations in the district schedules and formalizes a number of best practices with regards to the construction of functional industrial spaces. The new Guidelines are attached to this report as Appendix C.

Upgrades Secured through the Development Permit Process

These City-initiated zoning changes aim to reduce the regulatory process and time required to develop new industrial and employment spaces, but some infrastructure improvements may be required to service new development. Applicants may be required by the General Manager of Engineering Services to deliver any of the following infrastructure improvements as a condition to a development permit:

- Paving of City lane abutting a new development,
- Green infrastructure requirements, such as infiltration trenches, aimed at capturing rainwater on site and on City land fronting a new development,
- Improvements for public safety, including but not limited to, new sidewalk, roadway narrowing, active lanes, traffic calming & street trees, which may require a statutory right-of-way in setback areas or dedications for corner cuts, and
- Water, sewer or drainage improvements to ensure adequacy of drainage service.

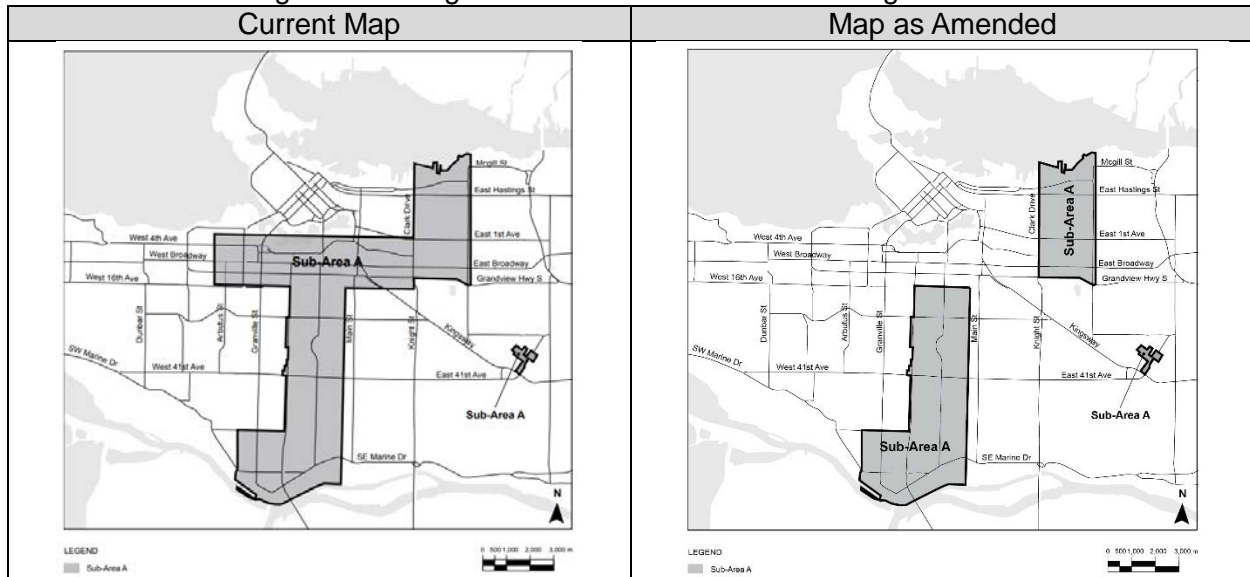
Summary of Commercial (C-2) Zoning Amendments

The zoning amendments being recommended for the C-2 zoning districts in the Broadway Plan area would extend the six-storey, mixed-used rental residential allowances that currently exist in several other C-2 zoned areas across the city. This change is accomplished by removing the Broadway Plan area from Sub-Area A of the C-2 zone which does not provide for mixed-used rental residential allowances. These amendments help to achieve the Broadway Plan's land use

directions, standardize regulations and development processes across the city, and streamline rental housing development.

Figure 1 below shows the necessary map amendments. The map shows the areas where six-storey mixed-use residential rental tenure buildings are not enabled under zoning. As such, by removing the Broadway Plan area from this map, six-storey mixed-use residential rental tenure buildings would be enabled for the area under zoning. Similar amendments are also being proposed for the associated Guidelines (see Appendices D and E). For further details on the C-2 amendments, please refer to [Appendix G of the March 29, 2023 Council report on Broadway Plan implementation \(RTS 15440\)](#).

Figure 1: Change to Sub-Area A in the C-2 Zoning Districts



Financial Implications

Approval of the proposed amendments to modernize and intensify the Broadway Plan industrial and employment areas, with improved flexibility for a wider array of uses, will reduce upward pressure on rents through increased supply and provide more space options for new and existing industrial businesses in the city.

The increased density provided for in the I-1 (Mount Pleasant) and IC-2 (Burrard Slopes) will be subject to a density bonus zone contribution, payable by projects at building permit issuance, based on rates in effect at that time and the additional density above the base entitlement of 3.0 FSR and up to the 4.5 FSR maximum. The density bonus zone contributions will support delivery of the Broadway Plan Public Benefits Strategy.

Conclusion

The General Manager of Planning, Urban Design and Sustainability recommends that the amendments to the Zoning and Development By-law and associated guidelines be referred to Public Hearing to support implementation of the Broadway Plan application.

* * * * *

APPENDIX A

DRAFT

A By-law to amend Zoning and Development By-law No. 3575 regarding Broadway Plan amendments to industrial zones

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of the Zoning and Development By-law.

2. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plans attached as Schedules A and B to this by-law, and incorporates Schedules A and B into Schedule D of By-law No. 3575.

3. The areas shown within the heavy black outline on:

(a) Schedule A are rezoned and moved from the IC-1 district to the IC-2 district; and

(b) Schedule B are rezoned and moved from the IC-2 district to the IC-1 district.

4. In section 2, Council strikes out the definition of Creative Products Manufacturing in the right column of the table and substitutes the following:

“The use of premises for the development, prototyping, testing and ancillary marketing of products to be produced in a physical form, although the product does not have to be produced on the premises, which can involve a customized design process, and includes clothing design, furniture design, industrial product design and similar uses, but does not include General Office.”.

5. In section 11.10.2.1(d), Council strikes out “of the IC-2 district” and substitutes “of the IC-1 district”.

6. In Schedule F, Council:

(a) adds a new row below the row for RM-12 (Grandview Woodland) as follows:

“

I-1 (Mount Pleasant)	\$123.65 per m ² (to a max FSR of 4.5 above 3.0 FSR)
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”; and

(b) adds a new row below the row for I-3 (Woodland Flats) as follows:

“

IC-2 (Burrard Slopes)	\$123.65 per m ² (to a max FSR of 4.5 above 3.0 FSR)
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”.

7. In the C-2 District Schedule, the C-2B District Schedule, the C-2C District Schedule, and the C-2C1 District Schedule, Council strikes out Map 1, Map 1A, Map 1B, and Map 1C and substitutes Map 1, Map 1A, Map 1B, and Map 1C as attached to this by-law as Schedule C.

8. In the I-1 District Schedule, Council:

(a) in section 2.1:

(i) adds the following new row to the table under the general land use category “Institutional Uses”, in the correct alphabetical order:

“Child Day Care Facility Conditional 2.2.1”,

(ii) adds the following new row to the table under the general land use category “Manufacturing Uses”, in the correct alphabetical order:

“Creative Products Manufacturing Conditional 2.2.1, 2.2.5”,

(iii) in the row for “Farmers’ Market”, strikes out “2.2.5” and substitutes “2.2.6”,

(iv) in the row for “Neighbourhood Public House”, strikes out “, 2.2.6”,

(v) in the row for “Restaurant - Class 2”, strikes out “, 2.2.7”,

(vi) in the row for “Wholesaling - Class B”, strikes out “2.2.8” and substitutes “2.2.7”,

(vii) in the row for “Accessory Buildings, customarily ancillary to any use listed in this section 2.1”, strikes out “2.2.9” and substitutes “2.2.8”,

(viii) in the row for “Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1, other than accessory retail use in combination with outright approval wholesale uses listed in this section 2.1”, strikes out “2.2.10” and substitutes “2.2.9”,

(ix) in the row for “Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1”, strikes out “2.2.11” and substitutes “2.2.10”,

(x) in the row for “Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use or otherwise permitted as a conditional approval use”, strikes out “2.2.12” and substitutes “2.2.11”, and

(xi) in the row for “Any other use that is not specifically listed and defined as a use in Section 2 of this by-law”, strikes out “2.2.13” and substitutes “2.2.12”;

(b) in section 2.2, Council:

(i) renumbers section 2.2.5 as section 2.2.6,

- (ii) adds a new section 2.2.5 as follows:

“2.2.5 Creative products manufacturing is not permitted on the first storey, or on any storey with its floor level within 2 m above finished grade.”,
 - (iii) strikes out sections 2.2.6 and 2.2.7,
 - (iv) renumbers sections 2.2.8 through 2.2.13 as sections 2.2.7 through 2.2.12, respectively,
 - (v) in section 2.2.9(b), strikes out “by a wall”,
 - (vi) in section 2.2.10, strikes out “2.2.10” and substitutes “2.2.9”,
 - (vii) in section 2.2.11, strikes out “2.2.10” and substitutes “2.2.9”;
- (c) strikes out section 3.1.1.1 and substitutes:
- “3.1.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:
- (a) the maximum floor space ratio is 3.00 for:
 - (i) manufacturing uses,
 - (ii) transportation and storage uses,
 - (iii) utility and communication uses,
 - (iv) wholesale uses,
 - (v) service uses limited to: catering establishment, laboratory, laundry or cleaning plant, motor vehicle repair shop, photofinishing or photography laboratory, production or rehearsal studio, repair shop - class A, sign painting shop, and work shop, and
 - (vi) cultural and recreational uses, limited to artist studio - class B; and
 - (b) the maximum floor space ratio is 1.00 for all other uses combined, except that:
 - (i) the Director of Planning may permit additional floor area to a maximum additional floor space ratio of 1.00 if an equal amount of floor area on the ground floor is used for a use listed in section 3.1.1.1(a) above, and
 - (ii) the floor area for a lounge use accessory to brewing or distilling must not exceed:

- (A) 80 m² for any portion of the lounge use located within the principal building, and
- (B) 80 m² for any portion of the lounge use located outside the principal building.

3.1.1.2 Despite section 3.1.1.1 above, the Director of Planning may increase the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum additional floor space ratio of 1.50, if:

- (a) a minimum of 33.3% of the additional floor area is for uses listed in section 3.1.1.1(a) above; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.3 Despite section 3.1.1.2 above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.1.1.4 Despite sections 3.1.1.1 and 3.1.1.2 above, the Director of Planning may increase the permitted floor space ratio by an additional floor space ratio of 0.50, if:

- (a) the greater of a floor space ratio of 0.20 or 185 m² of contiguous floor area is provided for artist studio - class B;
- (b) the artist studio - class B is preserved in the public domain by way of a registered agreement and operated by the City or its delegates; and
- (c) 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.”;

(d) strikes out section 3.1.2 and substitutes the following:

“

3.1.2 Building Form and Placement

Regulations		I-1
3.1.2.1	Maximum building height	30.5 m
3.1.2.2	Minimum front yard depth for:	
	(a) buildings with a front yard on Quebec Street or Yukon Street	1.5 m

	(b) all other buildings	0.65 m
3.1.2.3	Minimum side yard width for:	
	(a) buildings with a side yard on Quebec Street or Yukon Street	1.5 m
	(b) buildings with a side yard that adjoins a site located in an R district, without the intervention of a lane	1.5 m
	(c) all other buildings	not required
3.1.2.4	Minimum rear yard depth	3.1 m

Front Yard

- 3.1.2.5 The Director of Planning may decrease the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

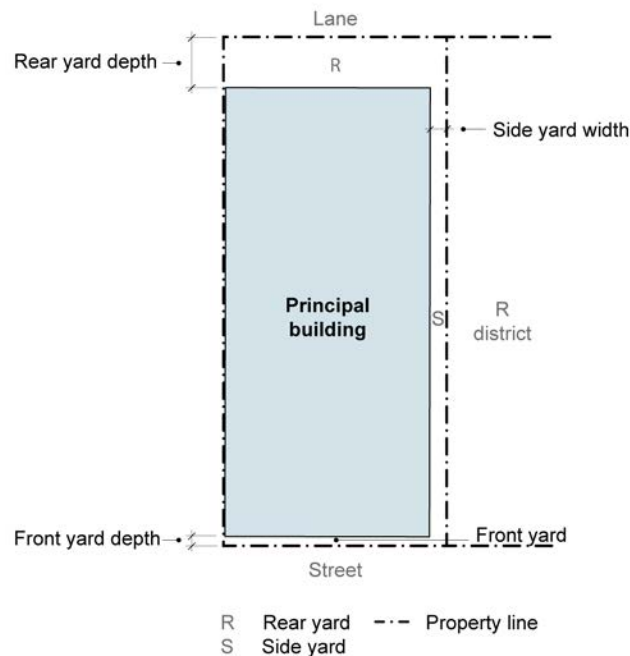
Side Yard

- 3.1.2.6 Despite the minimum side yard width in section 3.1.2.3(c) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.
- 3.1.2.7 The Director of Planning may decrease the minimum side yard width if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

- 3.1.2.8 Despite the minimum rear yard depth in section 3.1.2.4 above, where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

Diagram: Building placement for principal building



3.1.2.9 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required.”;

- (e) renumbers section 4.1 as section 4.2, and sections 4.1.1 and 4.1.2 as sections 4.2.1 and 4.2.2, respectively;
- (f) adds a new section 4.1 as follows:

“4.1 Amenity Shares and Affordable Housing Shares

4.1.1 For the purposes of this schedule, amenity has the meaning set out in Schedule F: Affordable Housing and Amenity Share Cost Schedule of this by-law.

4.1.2 For the purposes of this schedule, the cost of an amenity share or affordable housing share is the amount specified per m² in Schedule F: Affordable Housing and Amenity Share Cost Schedule of this by-law for the I-1 zoning district.”; and

- (g) adds a new section 4.3 as follows:

“4.3 Yards: Projections

4.3.1 No portion of underground parking is permitted to project into any

required yard except for an access ramp, except that the Director of Planning may vary this requirement if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”.

9. In the I-1A District Schedule and the I-1B District Schedule, Council:

(a) in section 2.1:

- (i) adds the following new row to the table under the general land use category “Institutional Uses”, in the correct alphabetical order:

“Child Day Care Facility Conditional 2.2.1”,

- (ii) in the row for “Neighbourhood Public House”, strikes out “, 2.2.6”,

- (iii) in the row for “Restaurant - Class 2”, strikes out “, 2.2.7”,

- (iv) in the row for “Wholesaling - Class B”, strikes out “2.2.8” and substitutes “2.2.6”,

- (v) in the row for “Accessory Buildings, customarily ancillary to any use listed in this section 2.1”, strikes out “2.2.9” and substitutes “2.2.7”,

- (vi) in the row for “Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1, other than accessory retail use in combination with outright approval wholesale uses listed in this section 2.1”, strikes out “2.2.10” and substitutes “2.2.8”,

- (vii) in the row for “Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1”, strikes out “2.2.11” and substitutes “2.2.9”,

- (viii) in the row for “Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use or otherwise permitted as a conditional approval use”, strikes out “2.2.12” and substitutes “2.2.10”, and

- (ix) in the row for “Any other use that is not specifically listed and defined as a use in Section 2 of this by-law”, strikes out “2.2.13” and substitutes “2.2.11”;

(b) in section 2.2:

- (i) strikes out sections 2.2.6 and 2.2.7,

- (ii) renumbers sections 2.2.8 through 2.2.13 as sections 2.2.6 through 2.2.11, respectively,

- (iii) in section 2.2.8(b), strikes out “by a wall”,

- (iv) in section 2.2.9, strikes out “2.2.10” and substitutes “2.2.8”,

- (v) in section 2.2.10, strikes out “2.2.10” and substitutes “2.2.8”;
- (c) strikes out section 3.1.1.1 and substitutes:
 - “3.1.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:
 - (a) the maximum floor space ratio is 3.00 for:
 - (i) manufacturing uses,
 - (ii) transportation and storage uses,
 - (iii) utility and communication uses,
 - (iv) wholesale uses,
 - (v) service uses limited to: catering establishment, laboratory, laundry or cleaning plant, motor vehicle repair shop, photofinishing or photography laboratory, production or rehearsal studio, repair shop - class A, sign painting shop, and work shop, and
 - (vi) cultural and recreational uses, limited to artist studio - class B; and
 - (b) the maximum floor space ratio is 1.00 for all other uses combined, except that:
 - (i) the Director of Planning may permit additional floor area to a maximum additional floor space ratio of 1.00 if an equal amount of floor area on the ground floor is used for a use listed in section 3.1.1.1(a) above, and
 - (ii) the floor area for a lounge use accessory to brewing or distilling must not exceed:
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building.”;
 - (d) in section 3.1.1.2(a), strikes out “or 3.1.1.1(b)(i)”
- 10. In section 3.1.1.3(a) of the I-1B District Schedule, Council strikes out “or 3.1.1.1(b)(i)”.
- 11. In the I-1C District Schedule, Council:
 - (a) in section 2.1:
 - (i) adds the following new row to the table under the general land use category

“Manufacturing Uses”, in the correct alphabetical order:

“Creative Products Manufacturing Conditional 2.2.1, 2.2.4”,

- (ii) in the row for “Farmers’ Market”, strikes out “2.2.4” and substitutes “2.2.5”,
 - (iii) in the row for “Neighbourhood Public House”, strikes out “, 2.2.5”,
 - (iv) in the row for “Restaurant - Class 2”, strikes out “, 2.2.6”,
 - (v) in the row for “Wholesaling - Class B”, strikes out “2.2.7” and substitutes “2.2.6”,
 - (vi) in the row for “Accessory Buildings, customarily ancillary to any use listed in this section 2.1”, strikes out “2.2.8” and substitutes “2.2.7”,
 - (vii) in the row for “Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1, other than accessory retail use in combination with outright approval wholesale uses listed in this section 2.1”, strikes out “2.2.9” and substitutes “2.2.8”,
 - (viii) in the row for “Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1”, strikes out “2.2.10” and substitutes “2.2.9”,
 - (ix) in the row for “Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use or otherwise permitted as a conditional approval use”, strikes out “2.2.11” and substitutes “2.2.10”, and
 - (x) in the row for “Any other use that is not specifically listed and defined as a use in Section 2 of this by-law”, strikes out “2.2.12” and substitutes “2.2.11”;
- (b) in section 2.2, Council:
- (i) renumbers sections 2.2.4 through 2.2.12 as sections 2.2.5 through 2.2.13, respectively,
 - (ii) adds a new section 2.2.4 as follows:

“2.2.4 Creative products manufacturing is not permitted on the first storey, or on any storey with its floor level within 2 m above finished grade.”,
 - (iii) strikes out sections 2.2.6 and 2.2.7,
 - (iv) renumbers sections 2.2.8 through 2.2.13 as sections 2.2.6 through 2.2.11, respectively,
 - (v) in section 2.2.8(b), strikes out “by a wall”,
 - (vi) in section 2.2.9, strikes out “2.2.9” and substitutes “2.2.8”,

- (vii) in section 2.2.11, strikes out “2.2.9” and substitutes “2.2.8”; and
 - (c) strikes out section 3.1.1.1 and substitutes:
 - “3.1.1.1 The maximum floor space ratio is 6.00, subject to the following allocations:
 - (a) the maximum floor space ratio is 6.00 for:
 - (i) manufacturing uses,
 - (ii) transportation and storage uses,
 - (iii) utility and communication uses,
 - (iv) wholesale uses,
 - (v) service uses limited to: catering establishment, laboratory, laundry or cleaning plant, motor vehicle repair shop, photofinishing or photography laboratory, production or rehearsal studio, repair shop - class A, repair shop - class B, sign painting shop, and work shop, and
 - (vi) cultural and recreational uses limited to artist studio - class B;
 - (b) the total floor area of all uses listed in section 3.1.1.1(a) above must not be less than 33.3% of the net floor area; and
 - (c) the maximum floor space ratio is 4.00 for all other uses combined, except that the floor area for a lounge use accessory to brewing or distilling must not exceed:
 - (i) 80 m² for any portion of the lounge use located within the principal building, and
 - (ii) 80 m² for any portion of the lounge use located outside the principal building.”.
12. In the IC-1 and IC-2 Districts Schedule, Council:
- (a) in the title, strikes out “and IC-2 Districts” and substitutes “District”;
 - (b) in section 1.1, strikes out “for the IC-2 district” and substitutes “for sites on Main Street”;
 - (c) in section 1.2, strikes out “and IC-2 districts” and substitutes “district”;
 - (d) in section 3.1.2, in the table heading, strikes out “and IC-2”;

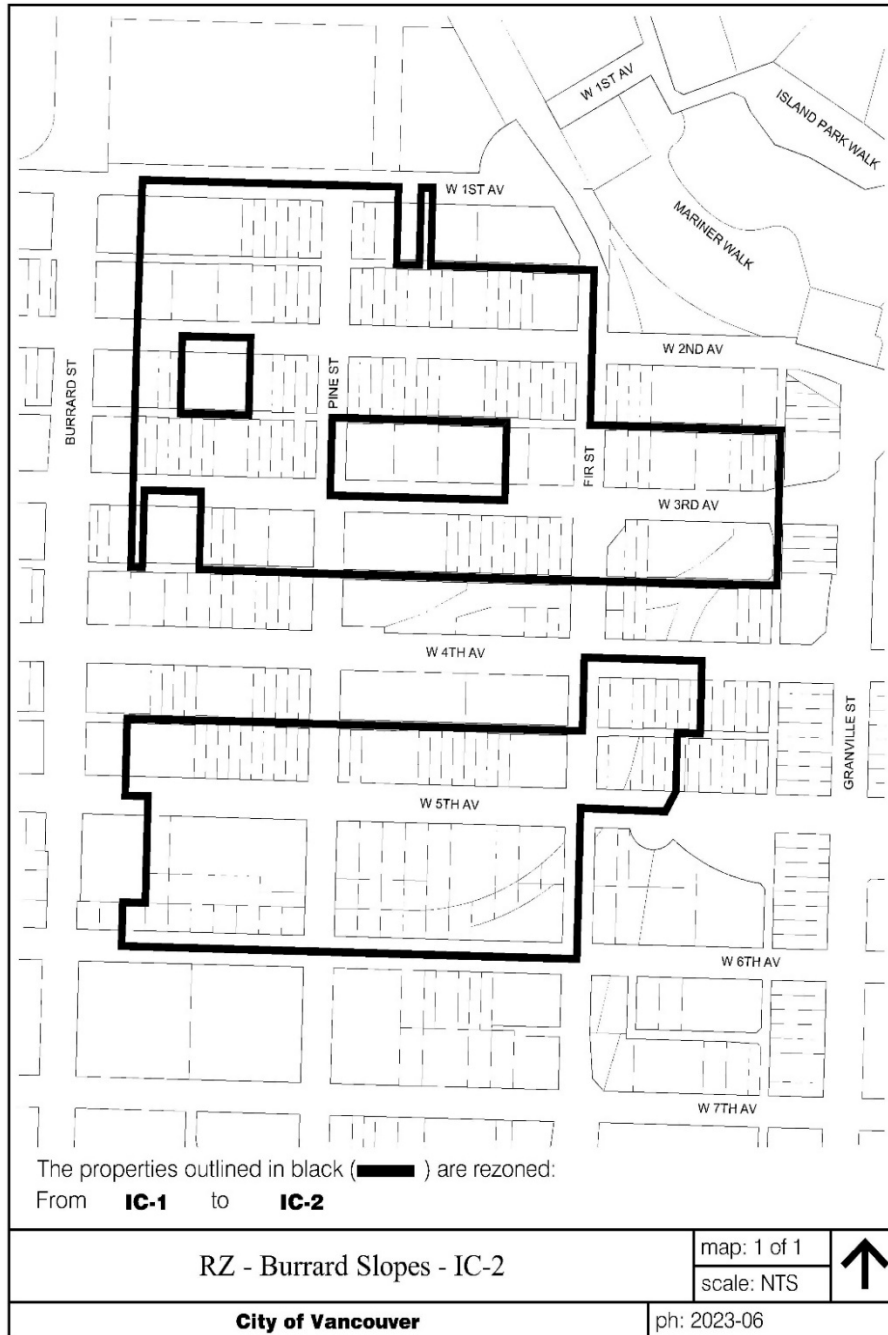
- (e) in section 3.1.2.4, strikes out “located in the IC-2 district” and substitutes “on Main Street”; and
 - (f) in section 4.2.1, strikes out “the IC-2 district” and substitutes “sites on Main Street”.
13. Council adds a new IC-2 District Schedule as attached to this by-law as Schedule D.
14. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
15. This by-law is to come into force and take effect upon enactment.

ENACTED by Council this _____ day of _____, 2023

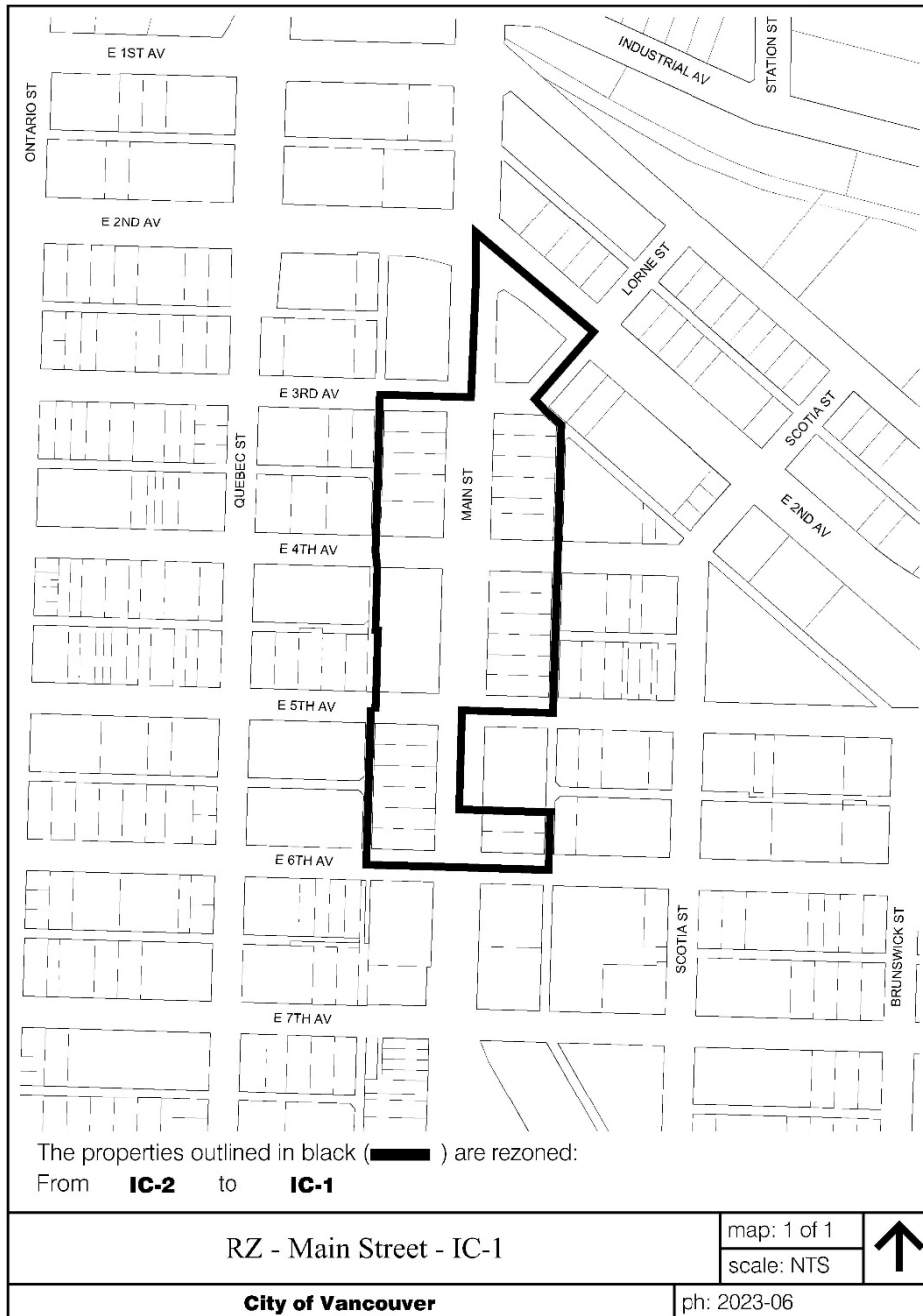
Mayor

City Clerk

Schedule A

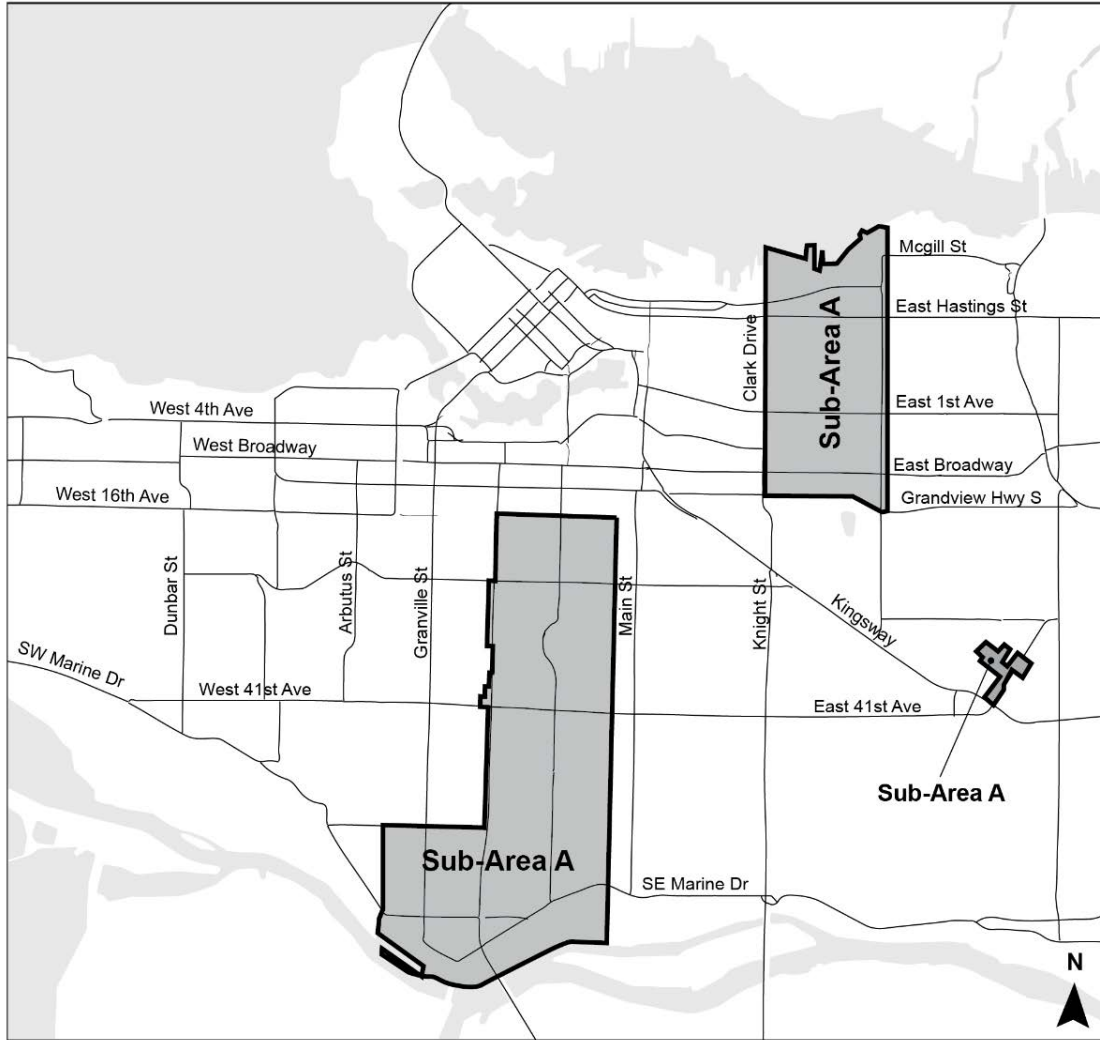


Schedule B

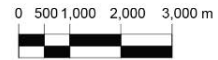


Schedule C

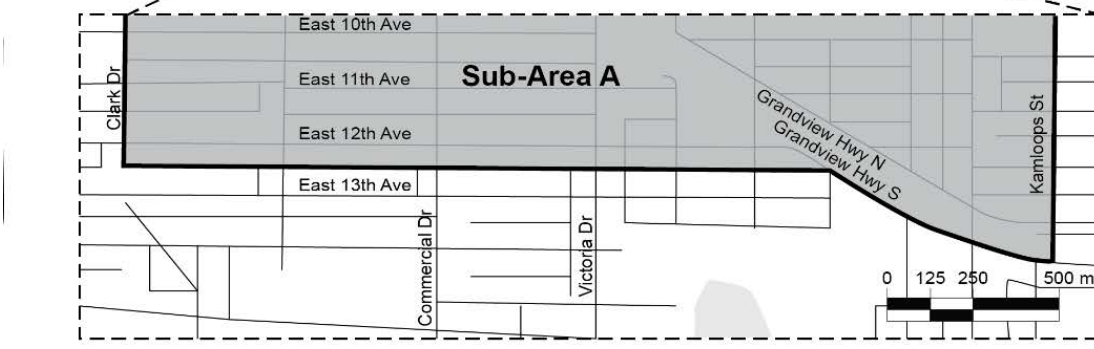
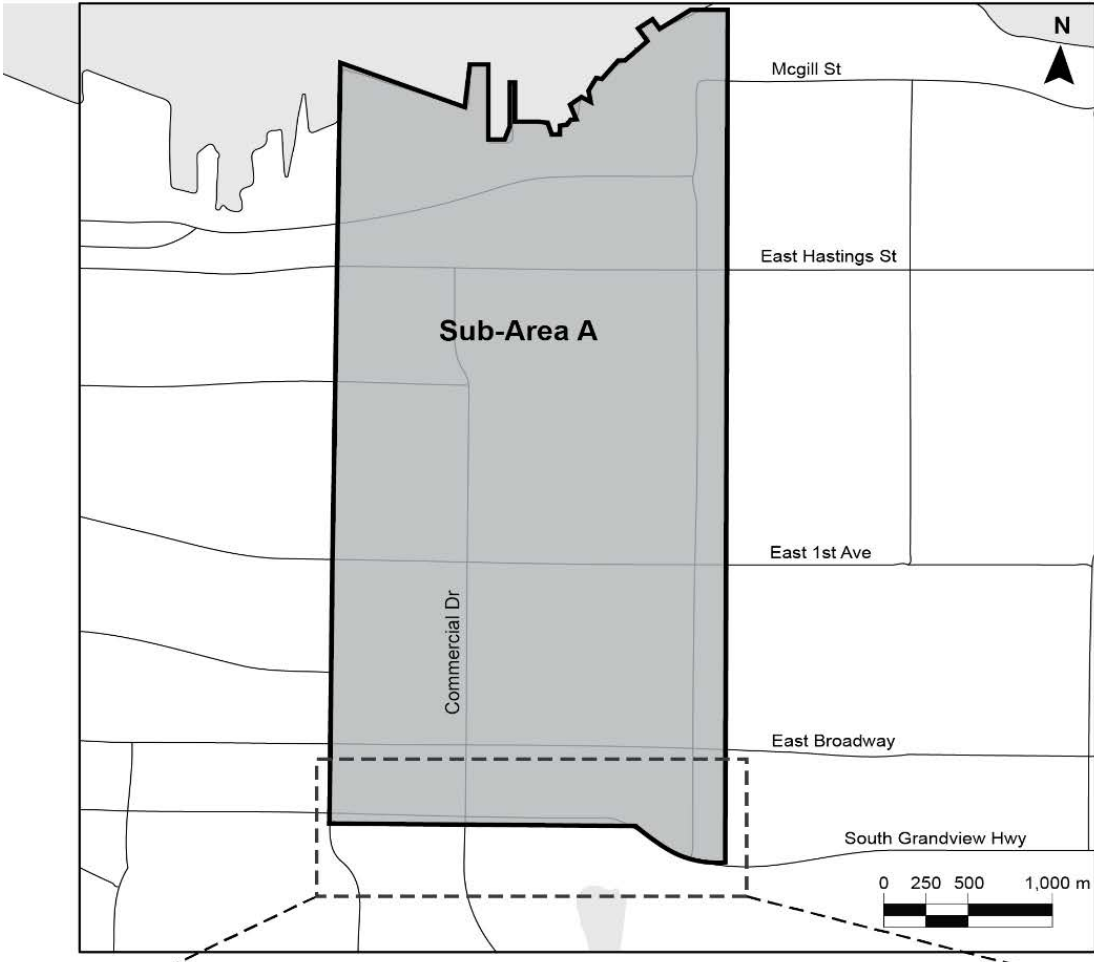
Map 1: Sub-Area A



LEGEND
■ Sub-Area A



Map 1A: Sub-Area A

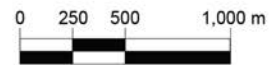


LEGEND
■ Sub-Area A

Map 1B: Sub-Area A



LEGEND
■ Sub-Area A



Map 1C: Sub-Area A



Schedule D

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IC-2

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit light industrial uses, including those with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Commercial uses compatible with and complementing light industrial uses are also permitted.

The intent of external design regulations for sites with a front or side yard on Burrard Street is to achieve a form of development compatible with the function and character of abutting major streets, and specifically to achieve building continuity along major streets in the district.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the IC-2 district, 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 these districts and will be issued a permit.

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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	2.2.1
Cultural and Recreational Uses		
Artist Studio - Class A, provided that the use must not be combined with a Residential Unit	Outright	2.2.2
Artist Studio - Class A, not permitted as an outright approval use	Conditional	2.2.1
Artist Studio - Class B	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.2
Club	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
Dwelling Uses		
Dwelling Unit	Conditional	2.2.1, 2.2.3
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	2.2.1, 2.2.4
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.2
Batteries Manufacturing	Outright	2.2.2
Brewing or Distilling	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing - Class A	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing - Class B	Outright	2.2.2
Clothing Manufacturing	Outright	2.2.2

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Use	Approval	Use-Specific Regulations
Creative Products Manufacturing	Conditional	2.2.1, 2.2.5
Dairy Products Manufacturing	Outright	2.2.2
Electrical Products or Appliances Manufacturing	Outright	2.2.2
Food or Beverage Products Manufacturing - Class A	Conditional	2.2.1
Food or Beverage Products Manufacturing - Class B	Outright	2.2.2
Furniture or Fixtures Manufacturing	Outright	2.2.2
Ice Manufacturing	Outright	2.2.2
Information Communication Technology Manufacturing	Outright	2.2.2
Jewellery Manufacturing	Outright	2.2.2
Leather Products Manufacturing	Outright	2.2.2
Linoleum or Coated Fabrics Manufacturing	Conditional	2.2.1
Machinery or Equipment Manufacturing	Conditional	2.2.1
Metal Products Manufacturing - Class B	Conditional	2.2.1
Miscellaneous Products Manufacturing - Class A	Conditional	2.2.1
Miscellaneous Products Manufacturing - Class B	Outright	2.2.2
Motor Vehicle Parts Manufacturing	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing - Class A	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing - Class B	Outright	2.2.2
Paper Products Manufacturing	Outright	2.2.2
Plastic Products Manufacturing	Outright	2.2.2
Printing or Publishing	Outright	2.2.2
Rubber Manufacturing	Conditional	2.2.1
Rubber Products Manufacturing	Outright	2.2.2
Shoes or Boots Manufacturing	Outright	2.2.2
Textiles or Knit Goods Manufacturing	Conditional	2.2.1
Tobacco Products Manufacturing	Outright	2.2.2
Transportation Equipment Manufacturing	Conditional	2.2.1
Vegetable Oil Manufacturing	Conditional	2.2.1
Wood Products Manufacturing - Class B	Outright	2.2.2
Office Uses		
General Office	Outright	2.2.2
Parking Uses		
Parking Uses	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1, 2.2.6

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Use	Approval	Use-Specific Regulations
Furniture or Appliance Store	Outright	2.2.2
Gasoline Station - Full Serve	Outright	2.2.2
Gasoline Station - Split Island	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Retail Store	Outright	2.2.2
Vehicle Dealer	Outright	2.2.2
Service Uses		
Animal Clinic	Outright	2.2.2
Auction Hall	Conditional	2.2.1
Catering Establishment	Outright	2.2.2
Laboratory	Outright	2.2.2
Laundry or Cleaning Plant	Outright	2.2.2
Motor Vehicle Repair Shop	Outright	2.2.2
Motor Vehicle Wash	Outright	2.2.2
Photofinishing or Photography Laboratory	Outright	2.2.2
Photofinishing or Photography Studio	Outright	2.2.2
Print Shop	Outright	2.2.2
Production or Rehearsal Studio	Outright	2.2.2
Repair Shop - Class A	Outright	2.2.2
Repair Shop - Class B	Outright	2.2.2
Restaurant - Class 1	Outright	2.2.2, 2.2.7
School - Arts or Self-Improvement	Outright	2.2.2
School - Business	Outright	2.2.2
School - Vocational or Trade	Outright	2.2.2
Sign Painting Shop	Outright	2.2.2
Work Shop	Outright	2.2.2
Transportation and Storage Uses		
Booming Ground	Conditional	2.2.1
Cold Storage Plant	Outright	2.2.2
Marine Terminal or Berth	Conditional	2.2.1
Mini-Storage Warehouse	Conditional	2.2.1
Packaging Plant	Outright	2.2.2
Storage Warehouse	Outright	2.2.2
Storage Yard	Conditional	2.2.1

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Use	Approval	Use-Specific Regulations
Taxicab or Limousine Station	Conditional	2.2.1
Truck Terminal or Courier Depot	Conditional	2.2.1
Weighing or Inspection Station	Conditional	2.2.1
Works Yard	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Outright	2.2.2
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Cardlock Fuel Station	Conditional	2.2.1
Lumber and Building Materials Establishment	Outright	2.2.2
Wholesaling - Class A	Outright	2.2.2
Wholesaling - Class B	Outright	2.2.2
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.2, 2.2.8
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1, other than accessory retail use in combination with outright approval wholesale uses listed in this section 2.1	Outright	2.2.2, 2.2.9
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1, 2.2.10
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use or otherwise permitted as a conditional approval use	Conditional	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, 2.2.11
Any outright approval use listed in this section 2.1 that does not comply with section 2.2.2(a) of this schedule	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 Conditional approval uses listed in section 2.1 of this schedule:

- (a) except for cardlock fuel station, gasoline station - split island, and outdoor eating area in combination with a club, must be carried on wholly within a completely enclosed building, unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding

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area and adjoining non-industrial districts and, in the case of outdoor eating area, 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;

- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives, except for cardlock fuel station and gasoline station - split island; explosives, fireworks, ammunition, matches, or flares; radioactive material; or rags or cotton waste;
- (c) may involve the storage of the following only if they are wholly within a completely enclosed building: fish, fish oil or meal, animal oil or fat, or vegetable oil; fungicides, herbicides or pesticides; grain, hops or sugar; paint, varnish, oil shellac or turpentine; scrap; or toxic or corrosive chemicals or acids;
- (d) may involve the storage of goods or materials only if they are wholly within a completely enclosed building, unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access; and
- (e) may involve the storage of goods or materials or the placement of machinery or of refuse or garbage receptacles only if they are wholly within a completely enclosed building, unless they are adequately screened from view from any adjacent R district, or any R district across an adjacent street or lane, by evergreen planting, wall, or fence and related landscaping that is acceptable to the Director of Planning.

2.2.2 Outright approval uses listed in section 2.1 of this schedule:

- (a) except for gasoline station - full serve, lumber and building materials establishment, and outdoor eating area in combination with a restaurant or retail store, must be carried on wholly within a completely enclosed building, except for off-street parking and loading, heating or mechanical equipment, or other facilities or equipment that the Director of Planning considers similar to the foregoing and, in the case of outdoor eating area, 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; and
- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives, except for gasoline station - full serve; explosives, fireworks, ammunition, matches, or flares; radioactive material; or rags or cotton waste.

2.2.3 Dwelling unit may be permitted in combination with any use listed in section 2.1 of this schedule if:

- (a) it is for a caretaker or other person similarly employed; and
- (b) such dwelling unit is considered to be essential to the operation of the business or establishment.

2.2.4 Residential unit associated with and forming an integral part of an artist studio may be permitted if:

- (a) the change of use applies to floor area existing as of February 26, 2013; and
- (b) additions are limited to a maximum of 10% of the existing floor area.

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- 2.2.5 Creative products manufacturing is not permitted on the first storey, or on any storey with its floor level within 2 m above finished grade.
- 2.2.6 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.
- 2.2.7 Restaurant - class 1 is permitted as an outright approval use if the floor area does not exceed 65 m².
- 2.2.8 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) an accessory building is 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 an accessory building, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.
- 2.2.9 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule, other than accessory retail use in combination with outright approval wholesale uses listed in section 2.1 of this schedule, are permitted if:
- (a) the total floor area of all accessory uses does not exceed 33.3% of the gross floor area of the principal and accessory uses combined, unless the accessory use is permitted as an outright approval use pursuant to section 2.1 of this schedule; and
 - (b) the floor area in accessory retail use, other than accessory retail use associated with an artist studio, is separated from the floor area in all other uses, and the other uses are not accessible to the public.
- 2.2.10 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions of section 2.2.9 above.
- 2.2.11 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of 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 is 3.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for
 - (i) manufacturing uses,
 - (ii) transportation and storage uses,
 - (iii) wholesale uses, and
 - (iv) cultural and recreational uses, limited to artist studio - class B; and
- (b) the maximum floor space ratio is 2.50 for all other uses combined, except that the floor area for a lounge use accessory to brewing or distilling must not exceed:
 - (i) 80 m² for any portion of the lounge use located within the principal building, and
 - (ii) 80 m² for any portion of the lounge use located outside the principal building.

3.1.1.2 Despite section 3.1.1.1 above, the Director of Planning may increase the permitted floor area above a floor space ratio of 3.00 by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum additional floor space ratio of 1.50, if:

- (a) a minimum of 50% of the floor area greater than a floor space ratio of 2.50 is for uses listed in section 3.1.1.1(a) above; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.3 Despite section 3.1.1.2 above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.1.1.4 Despite sections 3.1.1.1 and 3.1.1.2 above, the Director of Planning may increase the permitted floor space ratio by an additional floor space ratio of 0.50, if:

- (a) the greater of a floor space ratio of 0.20 or 185 m² of contiguous floor area is provided for artist studio - class B;
- (b) the artist studio - class B is preserved in the public domain by way of a registered agreement and operated by the City or its delegates; and
- (c) 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.

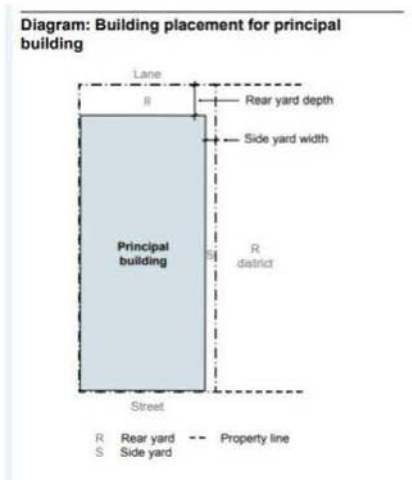
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3.1.2 Building Form and Placement

Regulations		IC-2
3.1.2.1	Maximum building height	30.5 m
3.1.2.2	Minimum front yard depth for:	
(a)	buildings with a front yard on 1st Avenue, Pine Street, Fir Street north of 4th Avenue, or Fir Street south of the lane between 4th Avenue and 5th Avenue	0.65 m
(b)	buildings with a front yard on 3rd Avenue east of Fir Street	1.5 m
(c)	buildings with a front yard on Burrard Street, Fir Street north of the lane between 4th Avenue and 5th Avenue and south of 4th Avenue, or 5th Avenue east of Fir Street	2.5 m
(d)	all other buildings	not required
3.1.2.3	Minimum side yard width for:	
(a)	buildings with a side yard on Pine Street, Fir Street north of 4th Avenue, or Fir Street south of the lane between 4th Avenue and 5th Avenue	0.65 m
(b)	buildings with a side yard on Burrard Street, or Fir Street north of the lane between 4th Avenue and 5th Avenue and south of 4th Avenue	2.5 m
(c)	buildings with a side yard that adjoins a site located in any R district, without the intervention of a lane	1.5 m
(d)	all other buildings	not required
3.1.2.4	Minimum rear yard depth	3.1 m

Building Height

- 3.1.2.5 Despite the maximum building height in section 3.1.2.1 above, in the case of a building or part of a building with a front or side yard on Burrard Street, the maximum building height at the street property line is 18.3 m, and no portion of the building may protrude above an envelope formed by a vertical line at the street property line and a plane formed by an angle of 135 degrees measured from the vertical and having its vertex at the maximum building height permitted at the street property line.
- 3.1.2.6 The Director of Planning may vary the requirements in section 3.1.2.5 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.



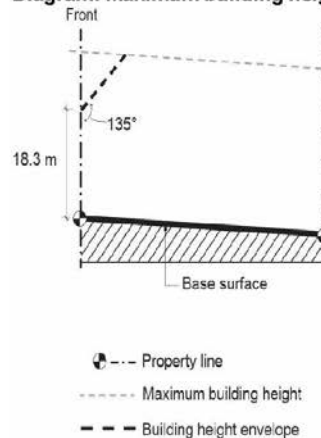
Front Yard

- 3.1.2.7 The Director of Planning may decrease the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard

- 3.1.2.8 Despite the minimum side yard width in section 3.1.2.3(d) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.
- 3.1.2.9 The Director of Planning may decrease the minimum side yard width if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Maximum building height envelope



Rear Yard

- 3.1.2.10 Despite the minimum rear yard depth in section 3.1.2.4 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.11 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required.

4 GENERAL REGULATIONS

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

4.1 Amenity Shares and Affordable Housing Shares

4.1.1 For the purposes of this schedule, amenity has the meaning set out in [Schedule F: Affordable Housing Share and Amenity Share Cost Schedule](#) of this by-law.

4.1.2 For the purposes of this schedule, the cost of an amenity share or affordable housing share is the amount specified per m² in [Schedule F: Affordable Housing and Amenity Share Cost Schedule](#) of this by-law for the IC-2 zoning district.

4.2 Computation of Floor Area

4.2.1 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.

4.2.2 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 12% 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 at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a dwelling use, to a maximum area of 10% of the total permitted floor area; and
- (e) storage area associated with an artist studio where the area is provided below the base surface, to a maximum exclusion of 20 m² for each artist studio.

4.3 External Design

4.3.1 This section [4.3](#) applies to sites with a front or side yard on Burrard Street only.

4.3.2 For the purposes of this section [4.3](#), the street property line is the property line along an abutting street but not a lane.

4.3.3 Building continuity must be achieved at the street property line as follows:

- (a) no yard is permitted along a street property line, except for a required setback, front, side or rear yard, and yard established by building line;

IC-2

- (b) the first storey must include the main pedestrian entrance and facilities serving the public, such as reception area or lobby and showroom or display area, which must be oriented with maximum visibility to the abutting street or, in the case of a corner site, the widest abutting street;
 - (c) where a building occupies a corner site, architectural features, lighting, signage, and related facade characteristics must be located so as to orient the building to the widest abutting street;
 - (d) transparent window area must comprise at least 80% of the exterior wall surface of the first storey along an abutting street and 40% of the exterior wall surface on every upper storey along an abutting street; and
 - (e) no portion of the floor of the first storey along an abutting street may be more than 1.0 m above or below grade at the street property line.
- 4.3.4 Garbage and recycling container storage areas, heating and mechanical equipment, and off-street parking and loading facilities must be enclosed, located or screened so as not to be visible from the centre line of an abutting street.
- 4.3.5 Except for gasoline station - full-serve, gasoline station - split island, cardlock fuel station, and outdoor eating area, any use that is not carried on wholly within a completely enclosed building, including parking use, must be set back 1.2 m from the street property line at an abutting street and screened by evergreen planting a wall or fence with related landscaping, so as not to be visible from the centre line of any abutting street.

4.4 Yards: Projections

- 4.4.1 No portion of underground parking is permitted to project into any required yard except for an access ramp, except that the Director of Planning may vary this requirement if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

APPENDIX B

Amendments to Zoning and Development By-law

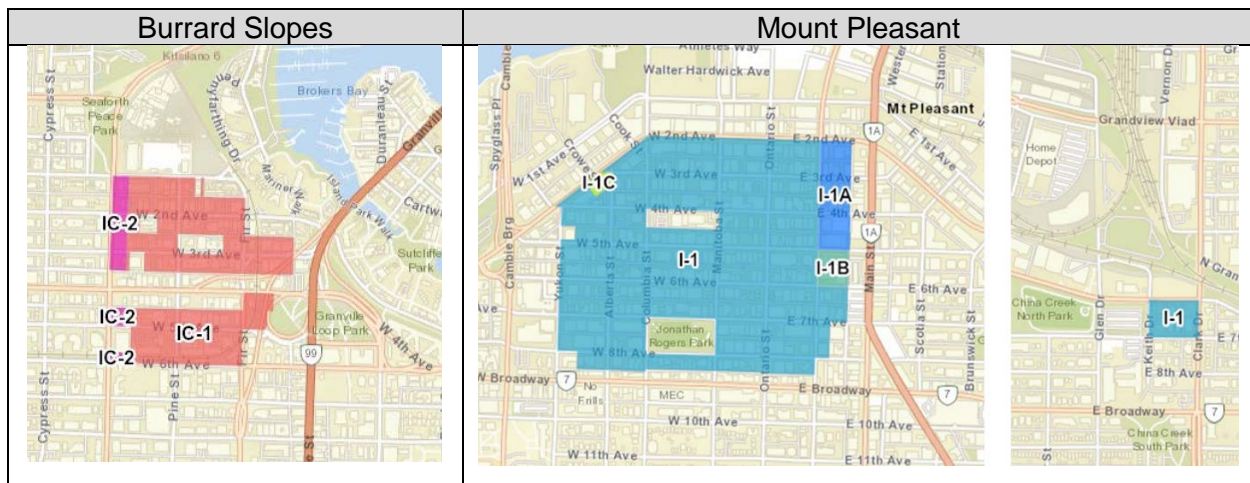
Note: This document is being provided for information only as a reference tool to highlight the proposed amendments. The draft amending by-laws attached to the Council report RTS No. 15595 entitled “Broadway Plan Implementation – Amendments to the Zoning and Development By-law and Guidelines” represent the changes being proposed to Council for approval. Should there be any discrepancy between this redline version and the draft amending by-laws, the draft amending by-laws prevail.

This appendix provides additional details on the proposed substantive amendments to the Zoning and Development By-law, which are intended to implement the Broadway Plan policies. These amendments and policies aim to incentivize industrial development through increased height and density, and provide greater flexibility of uses, including consideration for childcare and arts and culture. This section can be considered in conjunction with [Appendix F of the March 29, 2023 Broadway Plan Implementation Report to Council \(RTS 15440\)](#).

Proposed Broadway Plan Implementation Amendments

The Zoning Map below provides context with regards to the district schedules which are proposed to be amended.

Zoning Map: Relevant Industrial and Mixed Employment Zoning Districts in the Broadway Plan Area



1) Intensification Amendments

Schedule(s) / District Schedule(s)	Proposed Amendments
I-1	<ul style="list-style-type: none"> • Add the following after section 3.1.1.1 to allow increase of density to 4.5 FSR with the purchase of amenity shares: <ul style="list-style-type: none"> 3.1.1.2 Despite section 3.1.1.1 above, the Director of Planning may increase the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum additional floor space ratio of 1.50, if: <ul style="list-style-type: none"> (a) a minimum of 33.3% of the additional floor area is for uses listed in section 3.1.1.1(a) above; and (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines. 3.1.1.3 Despite section 3.1.1.2 above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.
IC-2	<ul style="list-style-type: none"> • Add the following after section 3.1.1.1 to allow increase of density to 4.5 FSR with the purchase of amenity shares: <ul style="list-style-type: none"> 3.1.1.2 Despite section 3.1.1.1 above, the Director of Planning may increase the permitted floor area above a floor space ratio 3.00 by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum additional floor space ratio of 1.50, if: <ul style="list-style-type: none"> (a) a minimum of 50.0% of the floor area greater than a floor space ratio of 2.50 is for uses listed in section 3.1.1.1(a) above; and (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines. 3.1.1.3 Despite section 3.1.1.2 above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

Schedule(s) / District Schedule(s)	Proposed Amendments		
I-1, IC-2	<ul style="list-style-type: none"> <p>Add the following clause to allow increase of density by 0.5 FSR for the provision of artist studio - class B subject to minimum size requirements:</p> <p>3.1.1.4 Despite sections 3.1.1.1 and 3.1.1.2 above, the Director of Planning may increase the permitted floor space ratio by an additional floor space ratio of 0.50, if:</p> <ul style="list-style-type: none"> (a) the greater of a floor space ratio of 0.20 or 185 m² of contiguous floor area is provided for artist studio - class B; (b) the artist studio - class B is preserved in the public domain by way of a registered agreement and operated by the City or its delegates; and (c) 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. 		
I-1, IC-2	<ul style="list-style-type: none"> <p>Revise the maximum building height from 18.3 m to 30.5 m in section 3.1.2.1:</p> <table border="1" data-bbox="500 947 1369 1001"> <tr> <td data-bbox="500 947 1122 1001">3.1.2.1 Maximum building height</td> <td data-bbox="1122 947 1369 1001">18.3 30.5 m</td> </tr> </table> 	3.1.2.1 Maximum building height	18.3 30.5 m
3.1.2.1 Maximum building height	18.3 30.5 m		
IC-2	<ul style="list-style-type: none"> <p>Revise and renumber the following section for building height:</p> <p>3.1.2.45 Despite the maximum building height in section 3.1.2.1 above, in the case of a building or part of a building with a front or side yard on Burrard Street, the maximum building height at the street property line is 12.218.3 m and: (a) no portion of the building may protrude above an envelope formed by a vertical line at the street property line and a plane formed by an angle of 135 degrees measured from the vertical and having its vertex at the maximum building height permitted at the street property line; and</p> <p>(b) — in the case of a corner site, the provisions of section 3.1.2.5(a) above apply at both street property lines.</p> 		

Schedule(s) / District Schedule(s)	Proposed Amendments																
	<ul style="list-style-type: none"> <p>Replace the Maximum building height envelope diagram with the one below:</p> <div data-bbox="711 401 1149 867" data-label="Diagram"> <p>Diagram: Maximum building height envelope</p> <p>Front</p> <p>135°</p> <p>18.3 m</p> <p>Base surface</p> <p>--- Property line</p> <p>..... Maximum building height</p> <p>- - - Building height envelope</p> </div> <p>Add the following section for building height and renumber subsequent items:</p> <p>3.1.2.6 The Director of Planning may vary the requirements in section 3.1.2.5 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.</p> 																
Schedule F	<ul style="list-style-type: none"> <p>Add the following rates to create amenity shares for Mount Pleasant and Burrard Slopes:</p> <table border="1" data-bbox="500 1205 1373 1890"> <thead> <tr> <th>Zoning District</th> <th>Affordable Housing and Amenity Share Cost</th> </tr> </thead> <tbody> <tr> <td>RM-12N (Grandview-Woodland)</td> <td>\$39.48 per m²</td> </tr> <tr> <td>I-1 (Mount Pleasant)</td> <td>\$123.65 per m² (to a max FSR of 4.5 above 3.0 FSR)</td> </tr> <tr> <td>I-1A (Mount Pleasant)</td> <td>\$77.77 per m² (to a max FSR of 5.0 above 3.0 FSR)</td> </tr> <tr> <td>I-1B (Mount Pleasant)</td> <td>Level 1 - \$77.77 per m² (to a max FSR of 5.0 above 3.0 FSR) Level 2 - \$557.30 per m² (to a max FSR of 6.0 above 5.0 FSR)</td> </tr> <tr> <td>I-3 (False Creek Flats)</td> <td>\$123.65 per m²</td> </tr> <tr> <td>IC-2 (Burrard Slopes)</td> <td>\$123.65 per m² (to a max FSR of 4.5 above 3.0 FSR)</td> </tr> <tr> <td>FC-2 (False Creek Flats)</td> <td>\$1,410.72 per m²</td> </tr> </tbody> </table> 	Zoning District	Affordable Housing and Amenity Share Cost	RM-12N (Grandview-Woodland)	\$39.48 per m ²	I-1 (Mount Pleasant)	\$123.65 per m² (to a max FSR of 4.5 above 3.0 FSR)	I-1A (Mount Pleasant)	\$77.77 per m ² (to a max FSR of 5.0 above 3.0 FSR)	I-1B (Mount Pleasant)	Level 1 - \$77.77 per m ² (to a max FSR of 5.0 above 3.0 FSR) Level 2 - \$557.30 per m ² (to a max FSR of 6.0 above 5.0 FSR)	I-3 (False Creek Flats)	\$123.65 per m ²	IC-2 (Burrard Slopes)	\$123.65 per m² (to a max FSR of 4.5 above 3.0 FSR)	FC-2 (False Creek Flats)	\$1,410.72 per m ²
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FC-2 (False Creek Flats)	\$1,410.72 per m ²																

2) Modernization and Flexibility Amendments

Section(s) / District Schedule(s)	Proposed Amendments												
Section 2	<ul style="list-style-type: none"> Revise the definition of Creative Products Manufacturing clarify the activities that can take place under this use: The use of premises for the creation-design, development, prototyping, testing and ancillary marketing of products to be produced in a physical or digital form, although the product does not have to be produced on the premises, that are the result of which can involve a customised design process, and includesing clothing design, furniture design, industrial product design, technological equipment design, and similar uses, but does not include General Office. 												
I-1, I-1A, I-1B, IC-2	<ul style="list-style-type: none"> Add Child Day Care Facility use to section 2.1: <table border="1" data-bbox="500 730 1320 888"> <thead> <tr> <th colspan="3" data-bbox="500 730 1320 779">Institutional Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="500 779 917 814">Ambulance Station</td> <td data-bbox="917 779 1144 814">Conditional</td> <td data-bbox="1144 779 1320 814">2.2.1</td> </tr> <tr> <td data-bbox="500 814 917 850">Child Day Care Facility</td> <td data-bbox="917 814 1144 850">Conditional</td> <td data-bbox="1144 814 1320 850">2.2.1</td> </tr> <tr> <td data-bbox="500 850 917 888">Church</td> <td data-bbox="917 850 1144 888">Outright</td> <td data-bbox="1144 850 1320 888">2.2.2</td> </tr> </tbody> </table> 	Institutional Uses			Ambulance Station	Conditional	2.2.1	Child Day Care Facility	Conditional	2.2.1	Church	Outright	2.2.2
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Ambulance Station	Conditional	2.2.1											
Child Day Care Facility	Conditional	2.2.1											
Church	Outright	2.2.2											
I-1, I-1C, IC-2	<ul style="list-style-type: none"> Add Creative Products Manufacturing to section 2.1: <table border="1" data-bbox="500 968 1320 1125"> <thead> <tr> <th colspan="3" data-bbox="500 968 1320 1016">Manufacturing Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="500 1016 917 1052">Clothing Manufacturing</td> <td data-bbox="917 1016 1144 1052">Outright</td> <td data-bbox="1144 1016 1320 1052">2.2.2</td> </tr> <tr> <td data-bbox="500 1052 917 1087">Creative Products Manufacturing</td> <td data-bbox="917 1052 1144 1087">Conditional</td> <td data-bbox="1144 1052 1320 1087">2.2.1, 2.2.5</td> </tr> <tr> <td data-bbox="500 1087 917 1125">Dairy Products Manufacturing</td> <td data-bbox="917 1087 1144 1125">Outright</td> <td data-bbox="1144 1087 1320 1125">2.2.2</td> </tr> </tbody> </table> 	Manufacturing Uses			Clothing Manufacturing	Outright	2.2.2	Creative Products Manufacturing	Conditional	2.2.1, 2.2.5	Dairy Products Manufacturing	Outright	2.2.2
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Dairy Products Manufacturing	Outright	2.2.2											
I-1, I-1C, IC-2	<ul style="list-style-type: none"> Add and renumber sections 2.2.5 in I-1 and IC-2, and section 2.2.4 in I-1C to prohibit Creative Products Manufacturing uses on the first storey: 2.2.5 Creative products manufacturing is not permitted on the first storey, or on any storey with its floor level within 2 m above finished grade. 												
I-1, I-1A, I-1B, I-1C	<ul style="list-style-type: none"> Delete the sections 2.2.6 and 2.2.7 (2.2.5 and 2.2.6 in I-1C) to remove distancing requirements for Neighbourhood public houses and Restaurant - class 2 2.2.6 — Neighbourhood public house must not be located within 300.0 m of an existing neighbourhood public house. 2.2.7 — Restaurant – class 2 must not be located within 200.0 m of an existing restaurant – class 2. 												
I-1, I-1A, I-1B, I-1C, IC-2	<ul style="list-style-type: none"> Delete in section 2.2.10(b) (2.2.9(b) in I-1C and 2.2.8(b) in IC-2) “by a wall” language to remove the requirement for a physical wall separation to accessory retail: (b) the floor area in accessory retail use, other than accessory retail use associated with an artist studio, is separated from the floor area of all other uses by a wall, and the other uses are not accessible to the public. 												

Section(s) / District Schedule(s)	Proposed Amendments
I-1, I-1A, I-1B	<ul style="list-style-type: none"> • Replace section 3.1.1.1 in its entirety with following to simplify the allocation of density between industrial and non-industrial uses, include artist studio - class B in the industrial uses that are allowed up to 3.00 FSR, and remove size restrictions on Retail, Neighbourhood Public House and Restaurant uses: <p>3.1.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:</p> <ul style="list-style-type: none"> (a) the maximum floor space ratio is 3.00 for: <ul style="list-style-type: none"> (i) manufacturing uses, (ii) transportation and storage uses, (iii) utility and communication uses, (iv) wholesale uses, (v) service uses limited to: catering establishment, laboratory, laundry or cleaning plant, motor vehicle repair shop, photofinishing or photography laboratory, production or rehearsal studio, repair shop - class A, sign painting shop, and work shop, and (vi) cultural and recreational uses limited to artist studio - class B; and (c) the maximum floor space ratio is 1.00 for all other uses combined, except that: <ul style="list-style-type: none"> (i) the Director of Planning may permit additional floor area for all other uses to a maximum additional floor space ratio of 1.00, if an equal amount of floor area is used for a use listed in section 3.1.1.1(a) above, and (ii) that the floor area for a lounge use accessory to brewing or distilling must not exceed: <ul style="list-style-type: none"> (A) 80 m² for any portion of the lounge use located within the principal building, and (B) 80 m² for any portion of the lounge use located outside the principal building.
I-1C	<ul style="list-style-type: none"> • Revise section 3.1.1.1 as shown below to simplify the allocation of density between industrial and non-industrial uses, include artist studio - class B in the industrial uses that are allowed up to 3.00 FSR, and remove size restrictions on Retail, Neighbourhood Public House and Restaurant uses: <p>3.1.1.1 The maximum floor space ratio is 6.00, subject to the following allocations:</p> <ul style="list-style-type: none"> (a) the maximum floor space ratio is 6.00 for: <ul style="list-style-type: none"> (i) manufacturing uses,

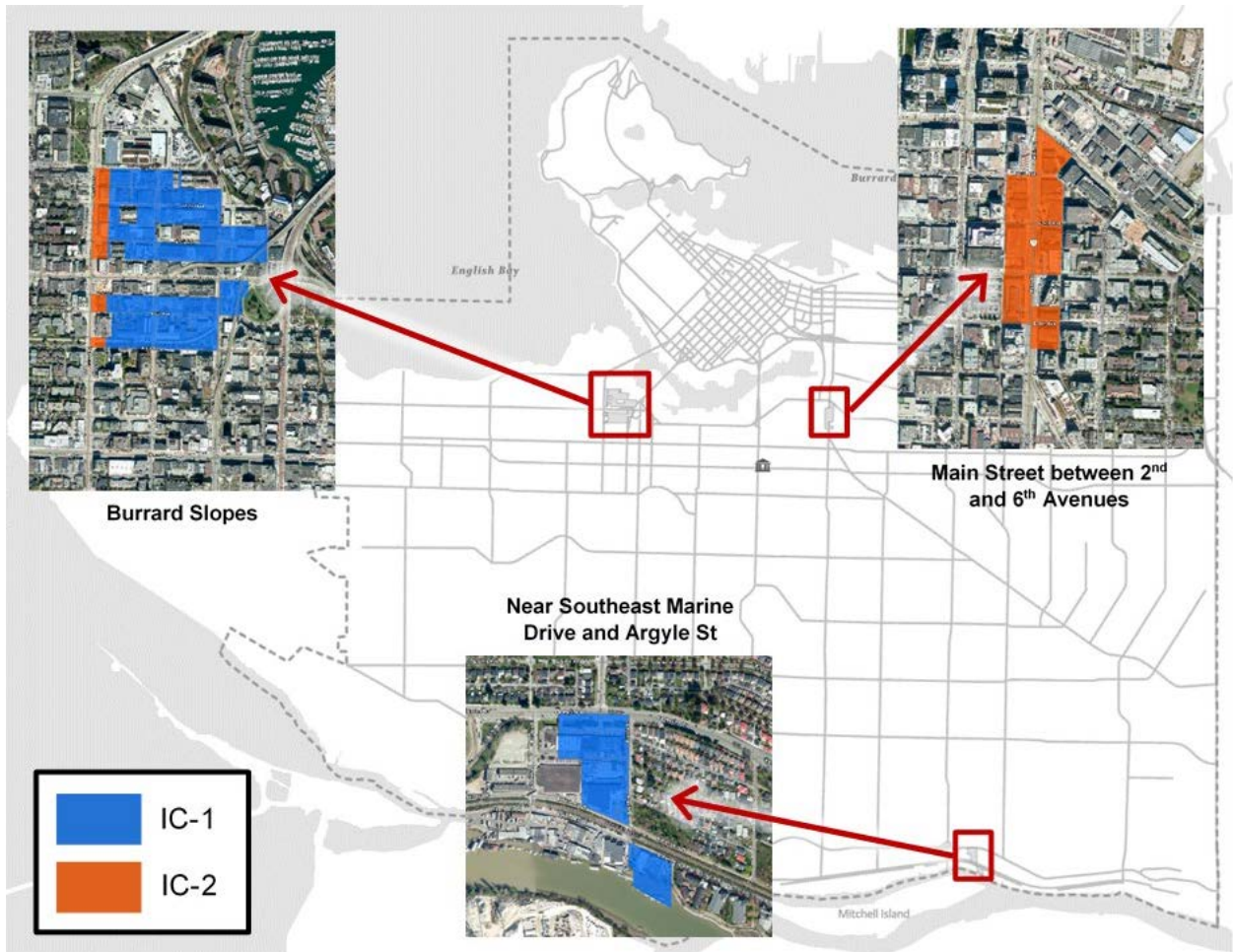
Section(s) / District Schedule(s)	Proposed Amendments
	<ul style="list-style-type: none"> (ii) transportation and storage uses, (iii) utility and communication uses, (iv) wholesale uses, (v) service uses limited to: catering establishment, laboratory, laundry or cleaning plant, motor vehicle repair shop, photofinishing or photography laboratory, production or rehearsal studio, repair shop - class A, sign painting shop, and work shop, and (vi) cultural and recreational uses limited to artist studio - class B; and <p>(b) the maximum floor space ratio is 4.00 for office uses;</p> <p>(c) the maximum floor space ratio is 1.00 for all services uses not listed in section 3.1.1.1(a)(v) above;</p> <p>(d) the maximum floor space ratio is 1.00 for all other uses combined, except that the floor area for:</p> <ul style="list-style-type: none"> (i) retail uses, including accessory retail use, must not exceed 1,000 m², (ii) neighbourhood public house must not exceed 500 m², of which at least 25% must be used for brewing or distilling, (iii) restaurant - class 1 must not exceed 150 m², (iv) restaurant - class 2 must not exceed 300 m², and (v) a lounge use accessory to brewing or distilling must not exceed: <ul style="list-style-type: none"> (A) 80 m² for any portion of the lounge use located within the principal building, and (B) 80 m² for any portion of the lounge use located outside the principal building; and <p>(eb) the total floor area of all uses listed in section 3.1.1.1(a) above must not be less than 33.3% of the net floor area.</p> <p>(c) the maximum floor space ratio is 4.00 for all other uses combined, except that the floor area for a lounge use accessory to brewing or distilling must not exceed:</p> <ul style="list-style-type: none"> (i) 80 m² for any portion of the lounge use located within the principal building, and (ii) 80 m² for any portion of the lounge use located outside the principal building.

Section(s) / District Schedule(s)	Proposed Amendments
IC-2	<ul style="list-style-type: none"> • Revise section 3.1.1.1 as shown below to simplify the allocation of density between industrial and non-industrial uses, and include artist studio - class B in the industrial uses that are allowed up to 3.00 FSR: <p>3.1.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:</p> <ul style="list-style-type: none"> (a) the maximum floor space ratio is 3.00 for: <ul style="list-style-type: none"> (i) manufacturing uses, (ii) transportation and storage uses, (iii) wholesale uses, (iv) cultural and recreational uses limited to artist studio - class B; and (b) the maximum floor space ratio is 4.00 2.50 for all other uses combined, except that <ul style="list-style-type: none"> (i) the maximum floor space ratio may be increased to 1.50 for any office use ancillary to a manufacturing use, if: <ul style="list-style-type: none"> (A) the principal use or uses only includes manufacturing, and (B) the total floor area of all accessory uses does not exceed 50% of the gross floor area of all principal and accessory uses combined, (ii) the floor area for retail uses, including accessory retail use, must not exceed 1000 m², and (iii) the floor area for a lounge use accessory to brewing or distilling must not exceed: <ul style="list-style-type: none"> (Ai) 80 m² for any portion of the lounge use located within the principal building, and (Bii) 80 m² for any portion of the lounge use located outside the principal building.

3) Supporting Amendments

The IC-1 and IC-2 Districts Schedule covers two areas in addition to Burrard Slopes, one are along Main Street between 2nd and 6th Avenues, and another in South Vancouver near Southeast Marine Drive and Argyle Street. The current geography of the districts are illustrated in Map A below.

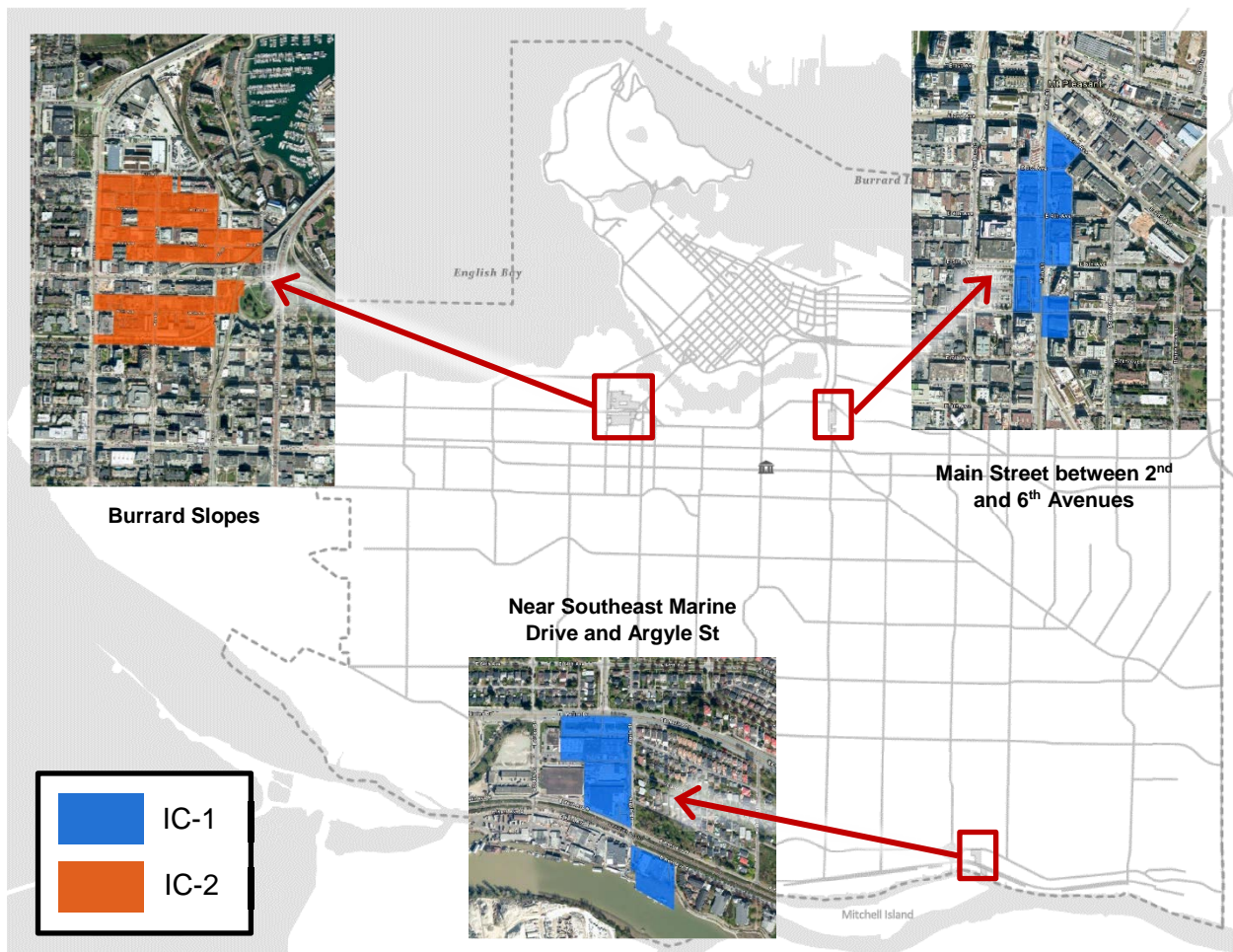
Map A: Current IC-1 and IC-2 zones



Staff are proposing to extract the IC-2 district from the combined district schedule and adjust the coverage of current IC-2 districts in order to maintain the current zoning permissions for the Main Street and South Vancouver areas. This would allow for the isolation of the changes related to the Broadway Plan policies to the Burrard Slopes area by rezoning the entirety of Burrard Slopes to IC-2 with updated regulations in the District Schedule. The South Vancouver area will remain IC-1 while the Main Street area will be switched to IC-1 as well so that both will retain their existing zoning permissions.

The resulting amended geography is illustrated in Map B below.

Map B: Proposed extraction of IC-2 and reconfiguration of IC-1 and IC-2 zones



With the geographic changes described above, amendments based on the Broadway Plan policies will only apply to the Burrard Slopes area.

Associated with these geographic amendments, the following change would be done in Section 11 of the Zoning and Development By-law to maintain existing restrictions.

Section(s) / District Schedule(s)	Proposed Amendments
Section 11	<ul style="list-style-type: none"> • Revise section 11.10.2.1(d) to align change of the zoning district along Main Street in Mount Pleasant: Mini-storage warehouse is not permitted: <ul style="list-style-type: none"> (a) on the first storey, or on any storey with its floor level within 2.0 m above finished grade, in any I or M districts, except for entrances; (b) in the following areas of the I-2 district: <ul style="list-style-type: none"> (i) east of Ash Street, north of West Kent Avenue North, west of Manitoba Street, and south of Southwest Marine Drive, (ii) east of Slocan Street, north of Grandview Highway, west of Boundary Road, and south of East Broadway and Lougheed Highway, and

Section(s) / District Schedule(s)	Proposed Amendments
	<p>(iii) east of Clark Drive, north of East 7th Avenue, west of McLean Drive, and south of East 6th Avenue;</p> <p>(c) in the area of the I-1 district west of Columbia Street, south of West 5th Avenue, and south of East 5th Avenue; or</p> <p>(d) in the area of the IG-2 IC-1 district south of East 5th Avenue.</p>

Arts and Culture Policy Directions for Industrial Lands

The arts and cultural sector is particularly vulnerable to displacement and Broadway’s industrial lands are critical for cultural production and presentation. Building on the 2019 Council-approved cultural infrastructure plan, Making Space for Arts and Culture, the Broadway Plan proposes reducing barriers and incentivizing retention, replacement, expansion and development of affordable arts, culture and music production and artist studio spaces through supportive land use policy tools like density bonusing.

Increasing Artist Studio - Class B (work only) FSR limits to 3.0 would reduce barriers to their development and allow them at the highest FSR alongside other industrial uses.

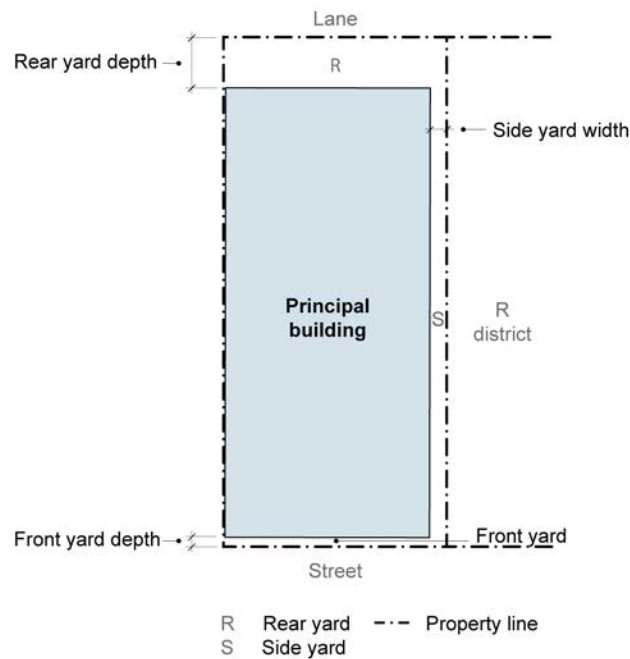
To incentivize development of industrial work-only artist studio production space, a small density bonus is proposed in exchange for the delivery of Artist Studios - Class B. Use and access by artists would be secured on title through a Community Use Agreement, ensuring operations by a Vancouver-based non-profit arts and culture organization (NPO), with affordability on a cost recovery basis. The intention is that applicant will retain ownership or transfer ownership to an NPO.

Proposed Upgrades Secured through the Development Permit Process

District Schedule(s)	Proposed Amendments															
I-1	<ul style="list-style-type: none"> <li data-bbox="402 1339 850 1371">• Add the following for setbacks: <table border="1" data-bbox="451 1383 1318 1570"> <tr> <td data-bbox="459 1402 927 1434">3.1.2.2 Minimum front yard depth for:</td> <td data-bbox="1073 1388 1318 1570"></td> </tr> <tr> <td data-bbox="459 1451 1057 1482">(a) a front yard on Quebec Street or Yukon Street</td> <td data-bbox="1159 1451 1232 1482">1.5 m</td> </tr> <tr> <td data-bbox="459 1499 721 1530">(b) all other buildings</td> <td data-bbox="1149 1499 1242 1530">0.65 m</td> </tr> </table> <li data-bbox="402 1587 1076 1619">• Revise and renumber the following for setbacks: <table border="1" data-bbox="451 1631 1318 1923"> <tr> <td data-bbox="459 1640 915 1671">3.1.2.3 Minimum side yard width for:</td> <td data-bbox="1073 1631 1318 1923"></td> </tr> <tr> <td data-bbox="459 1688 1057 1751">(a) buildings with a side yard on Quebec Street or Yukon Street</td> <td data-bbox="1159 1703 1232 1734">1.5 m</td> </tr> <tr> <td data-bbox="459 1768 1024 1871">(b) buildings with a side yard that adjoins a site located in an R district, without the intervention of a lane</td> <td data-bbox="1159 1768 1232 1799">1.5 m</td> </tr> <tr> <td data-bbox="459 1887 721 1919">(c) all other buildings</td> <td data-bbox="1122 1871 1269 1902">not required</td> </tr> </table> 		3.1.2.2 Minimum front yard depth for:		(a) a front yard on Quebec Street or Yukon Street	1.5 m	(b) all other buildings	0.65 m	3.1.2.3 Minimum side yard width for:		(a) buildings with a side yard on Quebec Street or Yukon Street	1.5 m	(b) buildings with a side yard that adjoins a site located in an R district, without the intervention of a lane	1.5 m	(c) all other buildings	not required
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(b) buildings with a side yard that adjoins a site located in an R district, without the intervention of a lane	1.5 m															
(c) all other buildings	not required															

- **Add** a new section for front yards:
Front Yard
 3.1.2.5 The Director of Planning may decrease the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- **Revise and renumber** the following section for side yards:
Side Yard
 3.1.2.6 Despite the minimum side yard width in section 3.1.2.3(c) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.
 3.1.2.7 The Director of Planning may decrease the minimum side yard width if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- **Replace** the Building placement for principal building diagram with the one below:

Diagram: Building placement for principal building

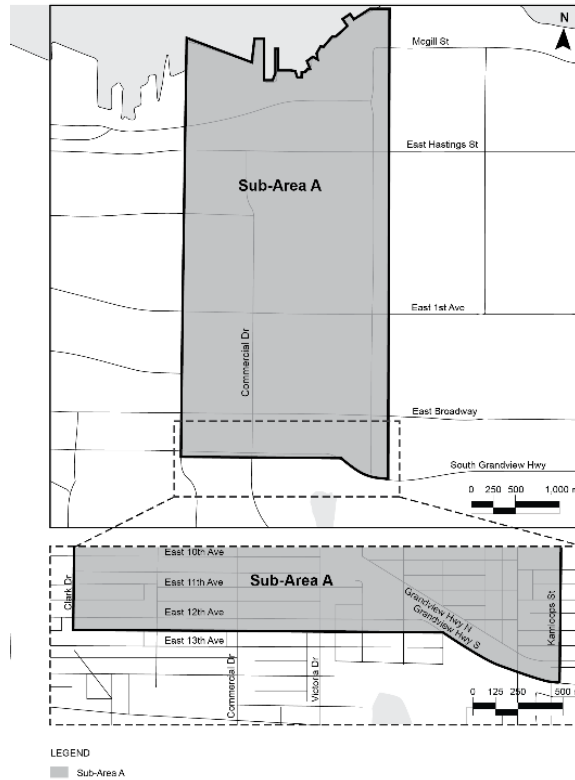


- **Add** a new section for amenity shares:
 4.1 **Amenity Shares and Affordable Housing Shares**
 4.1.1 For the purposes of this schedule, amenity has the meaning set out in Schedule F: Affordable Housing and Amenity Share Cost Schedule of this by-law.
 4.1.2 For the purposes of this schedule, the cost of an amenity share or affordable housing share is the amount specified per m² in Schedule F:

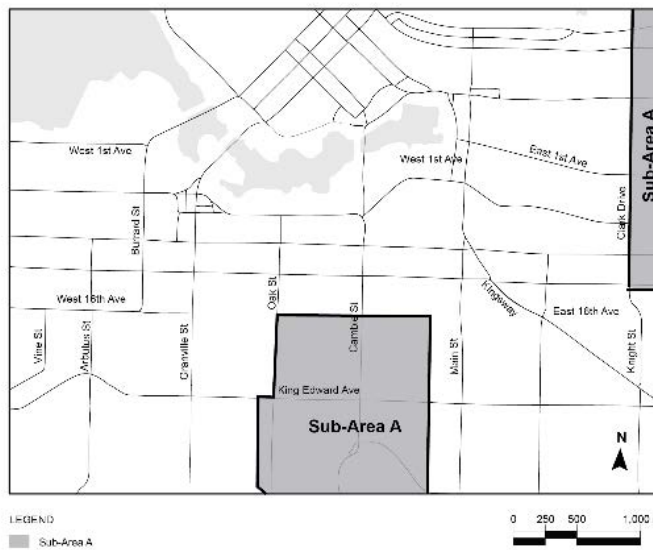
District Schedule(s)	Proposed Amendments																						
	<p style="text-align: center;">Affordable Housing and Amenity Share Cost Schedule of this by-law for the I-1 zoning district.</p> <ul style="list-style-type: none"> • Add a new section for front projections: <ul style="list-style-type: none"> 4.3 Yards: Projections <ul style="list-style-type: none"> 4.3.1 No portion of underground parking is permitted to project into any required yard except for an access ramp, except that the Director of Planning may vary this requirement if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines. 																						
IC-2	<ul style="list-style-type: none"> • Add the following for setbacks: <table border="1" data-bbox="451 684 1321 1102" style="margin-left: 20px;"> <tr> <td colspan="2" data-bbox="459 684 1073 716">3.1.2.2 Minimum front yard depth for:</td> </tr> <tr> <td data-bbox="459 730 1073 869">(a) a building on 1st Avenue, Pine Street, Fir Street north of the lane between 3rd Avenue and 4th Avenue, or Fir Street south of the lane between 4th Avenue and 5th Avenue</td> <td data-bbox="1073 730 1321 869" style="text-align: center;">0.65 m</td> </tr> <tr> <td data-bbox="459 884 1073 915">(b) a building on 3rd Avenue east of Fir Street</td> <td data-bbox="1073 884 1321 915" style="text-align: center;">1.5 m</td> </tr> <tr> <td data-bbox="459 930 1073 1031">(c) a building on Burrard Street, Fir Street north of the lane between 4th Avenue and 5th Avenue, or 5th Avenue east of Fir Street</td> <td data-bbox="1073 930 1321 1031" style="text-align: center;">2.5 m</td> </tr> <tr> <td data-bbox="459 1045 1073 1077">(d) all other buildings</td> <td data-bbox="1073 1045 1321 1077" style="text-align: center;">not required</td> </tr> </table> • Revise and renumber the following for setbacks: <table border="1" data-bbox="451 1203 1321 1703" style="margin-left: 20px;"> <tr> <td colspan="2" data-bbox="459 1203 1073 1234">3.1.2.3 Minimum side yard depth width for:</td> </tr> <tr> <td data-bbox="459 1249 1073 1350">(a) buildings with a side yard on Pine Street, Fir Street north of 4th Avenue, or Fir Street south of the lane between 4th and 5th Avenue</td> <td data-bbox="1073 1249 1321 1350" style="text-align: center;">0.65 m</td> </tr> <tr> <td data-bbox="459 1365 1073 1465">(b) buildings with a side yard on Burrard Street, or Fir Street north of the lane between 4th and 5th Avenue and south of 4th Avenue</td> <td data-bbox="1073 1365 1321 1465" style="text-align: center;">2.5 m</td> </tr> <tr> <td data-bbox="459 1480 1073 1581">(c) buildings a side yard that adjoins a site located in an R district, without the intervention of a lane</td> <td data-bbox="1073 1480 1321 1581" style="text-align: center;">1.5 m</td> </tr> <tr> <td data-bbox="459 1596 1073 1627">(d) all other buildings</td> <td data-bbox="1073 1596 1321 1627" style="text-align: center;">not required</td> </tr> <tr> <td data-bbox="459 1642 1073 1673">3.1.2.4 Minimum rear yard depth</td> <td data-bbox="1073 1642 1321 1673" style="text-align: center;">3.1 m</td> </tr> </table> • Add a new section for front yards: <ul style="list-style-type: none"> Front Yard <ul style="list-style-type: none"> 3.1.2.7 The Director of Planning may decrease the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines. 	3.1.2.2 Minimum front yard depth for:		(a) a building on 1 st Avenue, Pine Street, Fir Street north of the lane between 3 rd Avenue and 4 th Avenue, or Fir Street south of the lane between 4 th Avenue and 5 th Avenue	0.65 m	(b) a building on 3 rd Avenue east of Fir Street	1.5 m	(c) a building on Burrard Street, Fir Street north of the lane between 4 th Avenue and 5 th Avenue, or 5 th Avenue east of Fir Street	2.5 m	(d) all other buildings	not required	3.1.2.3 Minimum side yard depth width for:		(a) buildings with a side yard on Pine Street, Fir Street north of 4 th Avenue, or Fir Street south of the lane between 4 th and 5 th Avenue	0.65 m	(b) buildings with a side yard on Burrard Street, or Fir Street north of the lane between 4 th and 5 th Avenue and south of 4 th Avenue	2.5 m	(c) buildings a side yard that adjoins a site located in an R district, without the intervention of a lane	1.5 m	(d) all other buildings	not required	3.1.2.4 Minimum rear yard depth	3.1 m
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District Schedule(s)	Proposed Amendments
	<ul style="list-style-type: none"> • Revise and renumber the following section for side yards: Side Yard <ul style="list-style-type: none"> 3.1.2.58 Despite the minimum side yard width in section 3.1.2.3(d) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m. 3.1.2.9 The Director of Planning may decrease the minimum side yard width if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines. • Add a new section for amenity shares: <ul style="list-style-type: none"> 4.1 Amenity Shares and Affordable Housing Shares <ul style="list-style-type: none"> 4.1.1 For the purposes of this schedule, amenity has the meaning set out in Schedule F: Affordable Housing and Amenity Share Cost Schedule of this by-law. 4.1.2 For the purposes of this schedule, the cost of an amenity share is the amount specified per m2 in Schedule F: Affordable Housing and Amenity Share Cost Schedule of this by-law for the IC-2 zoning district. • Revise and renumber the section below to reference the proper area for external design <ul style="list-style-type: none"> 4.3.1 This section 4.3 applies to sites with a front or side yard on Burrard Street only. • Revise and renumber the following for external design: <ul style="list-style-type: none"> 4.3.3 Building continuity must be achieved at the street property line as follows: <ul style="list-style-type: none"> (a) no yard is permitted along a street property line, except for a required setback, front, side or rear yard, and yard established by building line; (b) the first storey must include the main pedestrian entrance and facilities serving the public, such as reception area or lobby and showroom or display area, which must be oriented with maximum visibility to the abutting street or, in the case of a corner site, the widest abutting street; (c) where a building occupies a corner site, architectural features, lighting, signage, and related facade characteristics must be located so as to orient the building to the widest abutting street; (d) transparent window area must comprise at least 80% of the exterior wall surface of the first storey along an abutting street and 40% of the exterior wall surface on every upper storey along an abutting street; and (e) no portion of the floor of the first storey along an abutting street may be more than 1.0 m above or below grade at the street property line.

- **Replace** Map 1A with the following revised image:



- **Replace** Map 1B with the following revised image:



- **Replace** Map 1C with the following revised image:

District Schedule(s)	Proposed Amendments
	 <p data-bbox="488 989 565 1020">LEGEND ■ Sub-Area A</p>

APPENDIX C

Industrial Spaces Guidelines

Guidelines

Industrial Spaces Guidelines

Approved by Council [Month Day, Year]

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1 BACKGROUND AND CONTEXT

The purpose of these guidelines is to support, intensify and preserve the long-term resilience of the City of Vancouver's 'M'- and 'I'-zoned employment lands by ensuring that industrial space located in these zoned areas are adequately designed for current and future functional needs. The guidelines apply to all new developments, renovations and alterations of existing industrial buildings in these zones.

The development criteria supports the Industrial Lands Policies (1995) and upholds the City's commitment to protect the industrial land supply as laid out in the Regional Context Statement Official Development Plan (2013) and the Employment Lands and Economy Review (2020).

2 DEVELOPMENT CRITERIA OF INDUSTRIAL SPACES

Generally, industrial spaces should be designed with contiguous open floorplans located at or as close to base surface as possible, with less-intensive industrial floor area stacked above grade, when applicable. All industrial spaces should:

- Support safe and functional industrial operations,
- Be easily adaptable to changing operational requirements,
- Be optimized for efficiency, and
- Provide for healthy work environments.

2.1 Floor-to-Floor Height

Higher industrial floor-to-floor heights ensure versatility, accommodate specialized mechanical equipment and provide sufficient overhead clearance for efficient operations. They also improve natural light penetration, reducing demand on electricity and provide for occupant wellbeing.

Minimum floor-to-floor heights are as follows:

- A minimum 6.1 m (20 ft.) at ground level is advised and is required in some zones.
- A minimum 5.2 m (17 ft.) above ground level is advised.
- Where a mezzanine is proposed, a minimum 6.1 m (20 ft.), with a minimum 3.0 m (10 ft.) provided above and below the mezzanines, is generally recommended. Additional overall height for spaces with mezzanines is strongly encouraged.
- When partial levels of industrial and office uses are proposed, the floor-to-floor height should follow the minimum floor-to-floor height requirement of the industrial uses.

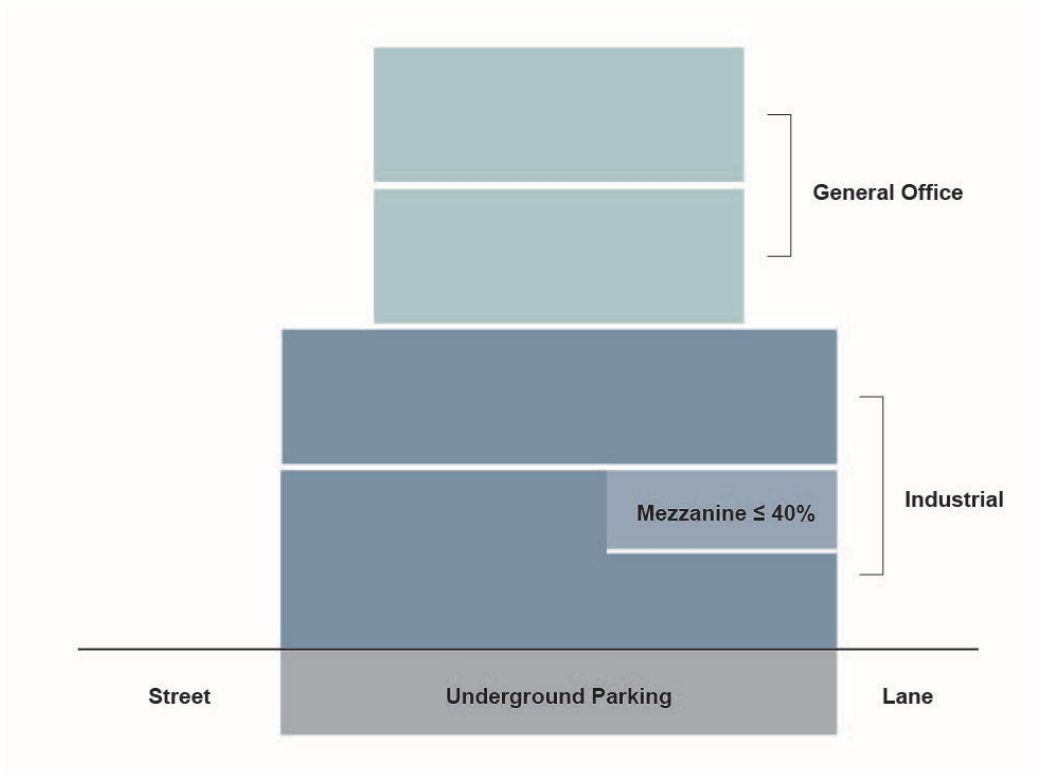
2.2 Vertical Stacking and Mezzanines

To promote intensification in industrial employment areas, the 'M' and 'I' district schedules allow for stacking of industrial and other compatible uses. The design considerations below and those shown in Figure 1 apply to stacked uses in a building with industrial spaces.

- Industrial spaces above the ground level should be designed to the same general functional standards as industrial space at ground level.
- Without compromising the functionality of industrial spaces, design strategies to mitigate the impacts of industrial operations on general office occupants, such as vibration, noise and fumes should be explored.

Well-designed mezzanines that enhance the functionality of an industrial space without requiring significant increases in building footprints are encouraged. Design criteria for mezzanines are outlined below and in the diagram below.

- The total floor area of the mezzanine should not exceed 40% of the total floor area of the associated industrial use.
- Mezzanines should be contiguous with the adjacent industrial spaces which they serve.
- In most cases mezzanines should be located away from street-facing facades. If site considerations or specific functional requirements limit mezzanine placement to these locations, design strategies should be explored to mitigate their visual impact on the adjacent public realm.

Diagram: Example of a typical section scenario

Refer to the Vancouver Building By-law (VBBL) for additional requirements not covered in these guidelines related to vertical stacking of industrial uses and mezzanines.

2.3 Circulation, Loading Spaces and Waste Management

The planning of industrial spaces should prioritize efficient and functional on-site circulation, loading spaces and waste management areas, with the following design criteria:

- All industrial floor area, including mezzanines, should have direct and uncomplicated access to loading spaces and waste management areas.
- Industrial spaces above ground level should have access to a freight elevator designed to current industry standards. Buildings with industrial spaces stacked with other uses should include a devoted freight elevator in addition to passenger elevators.
- Shared corridors with industrial spaces providing access to loading and waste management areas, or from subdivided spaces to the freight elevator, should have a width of no less than 2.1 m (7 ft.).
- Individual industrial spaces should have at least one door with a minimum width of 2.4 m (8 ft.) and a minimum height of 2.4 m (8 ft.) providing access to shared corridors or directly to the loading and waste management areas.

- Loading and waste management areas should be located to mitigate potential visual or acoustic impacts to the adjacent public realm or neighbouring developments.

2.4 Lighting

Exterior building and landscape lighting should be provided in accordance with the following design criteria:

- Lighting of recessed loading, parking, and waste management areas should sufficiently enable safe year-round functionality, and mitigate real or perceived security issues at these locations.
- Architectural and landscape lighting facing the street should be provided to contribute to the overall visual appeal and perception of safety of the public realm. Particular attention should be given to locations of potential conflict between vehicles and pedestrians.
- Despite the above, exterior lighting should not unnecessarily contribute to light pollution, and should be designed to mitigate glare for adjacent building occupants, pedestrians and vehicles.

Industrial buildings should be designed to mitigate over-reliance on electrical lighting in interior spaces by way of the following design strategies:

- Strategically designing glazing systems to maximize natural light penetration into industrial spaces.
- Using light shelves or other strategies to extend natural light into deeper industrial spaces.

APPENDIX D

DRAFT

Amendments to the Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C)

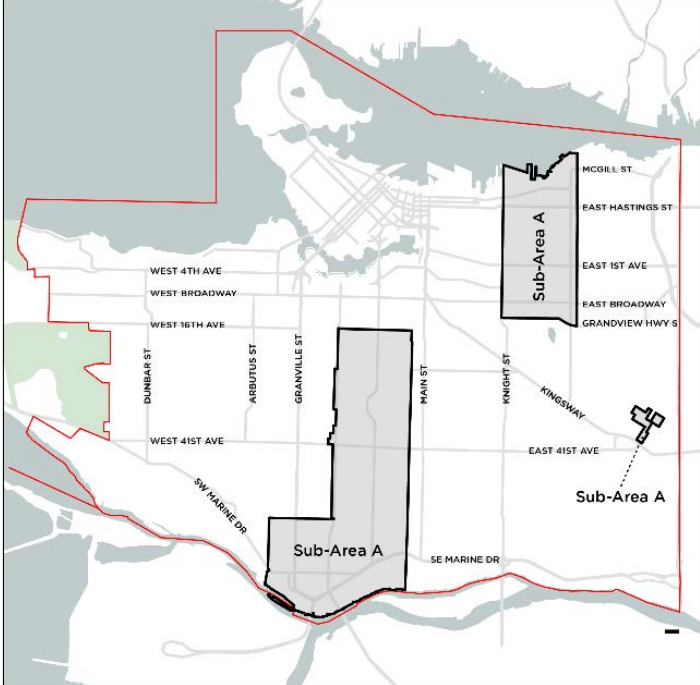
Note: Amendments to Council-adopted guidelines will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting. *Proposed amendments are shown in red.

Section	Proposed Amendments
Definitions “Light Industrial”	<ul style="list-style-type: none"> • Add “Artist Studio - Class B” to uses considered to be Light Industrial: “Light industrial” means Artist Studio - Class B, Institutional Uses, Manufacturing Uses, Transportation and Storage Uses, Utility and Communication Uses, Wholesale Uses and all outright approval Service Uses listed in section 2.1 of the I-1C District Schedule.
1 Location	<ul style="list-style-type: none"> • Delete sentence regarding non-consideration of new CD-1s in Mount Pleasant as the Council approved Broadway Plan is now a rezoning enabling policy: 1 Location In the area identified in Map A below, rezoning applications to change the Zoning District from I-1 to I-1C will be considered. Rezoning to a new Comprehensive Development District (CD-1) will not be considered in the Mount Pleasant I-1 area, in accordance with the City of Vancouver’s Regional Context Statement Official Development Plan which prohibits rezoning of industrial land unless it is based on a city initiated planning process.
2.2 Uses at Grade	<ul style="list-style-type: none"> • Add a clause restricting Creative Products Manufacturing (CPM) to upper level industrial spaces only: 2.2 Uses at Grade Provide active and engaging Industrial uses at grade. Emphasize attractive, well-functioning and welcoming frontages that showcase workspace. Strategies including visually permeable frontages, operable window walls, setbacks and weather protection to accommodate outdoor workspaces are encouraged. Other than entrances, lobbies, and circulation, Office uses should be located above the ground floor level. Accessory retail or service uses should be designed to function in concert with the primary lower-floor industrial uses and have their own entrances and street presence. Creative products manufacturing (CPM) is not permitted on the first storey as per the I-1C district schedule. CPM uses should be located in upper level industrial spaces to reserve at-grade spaces for light industrial uses that require proximity to loading for efficient goods movement.

APPENDIX E

DRAFT Amendments to the C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings

Amendments will be prepared generally in accordance with the provisions listed below.

Section	Proposed Amendments
<p>Map 1: Areas Where Regulations for Residential Rental Tenure Do Not Apply (Sub-Area A)</p>	<ul style="list-style-type: none"> Delete Map 1 and replace with the map shown below:  <p>The map shows a street grid with several areas shaded in grey and labeled 'Sub-Area A'. The streets shown include WEST 4TH AVE, WEST BROADWAY, WEST 16TH AVE, WEST 41ST AVE, DUNDAS ST, ARBUTHUS ST, GRANVILLE ST, MAIN ST, KNIGHT ST, KINGSWAY, SE MARINE DR, MCGILL ST, EAST HASTINGS ST, EAST 1ST AVE, EAST BROADWAY, GRANDVIEW HWY S, and EAST 41ST AVE. A red line outlines a larger area, and a dashed line points to a specific location labeled 'Sub-Area A' near East 41st Ave and Kingsway.</p>