

An aerial photograph of a city waterfront, likely Vancouver, showing a large marina filled with sailboats, a bridge, and various buildings along the water's edge. The image is overlaid with a semi-transparent teal filter.

Industrial Modernization and Intensification Framework: Amendments to the Zoning and Development By-law

Presentation to City Council

Dec 12, 2023

COUNCIL MOTION AND REPORT RECOMENDATIONS

Council Motion – January 2023

Industrial Modernization and Intensification Framework Development Process Update

- Requests report on regulatory and policy changes to facilitate the modernization, and intensification of industrial lands

Report Recommendations

Staff are recommending City-initiated zoning amendments to the I-2 District Schedule to:

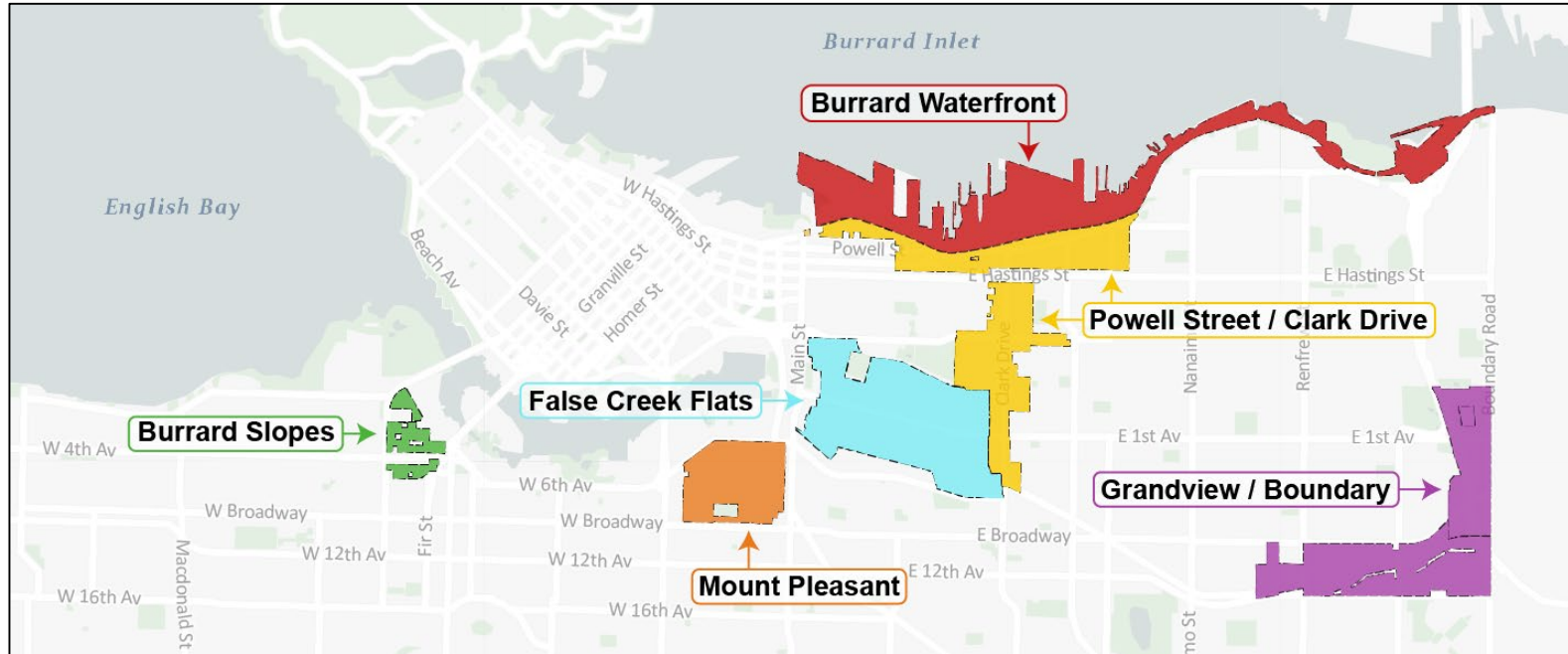
- Incentivize delivery of new artist studio spaces
- Simplify regulations to support development of additional industrial supply

PRESENTATION OUTLINE

- 1) Current State of Industrial Lands
- 2) Proposed Actions

CURRENT STATE OF INDUSTRIAL LANDS

INDUSTRIAL STOCK



- Lands zoned for industrial uses
- Designated industrial and employment by Metro
- Residential uses are restricted
- Vancouver represents ~7% of Metro Region industrial lands

DIVERSE ACTIVITIES ON EMPLOYMENT LANDS



**HEAVY
INDUSTRY**

**CITY-SERVING
(LIGHT)
INDUSTRIAL**

**ARTS &
CULTURE**

INSTITUTIONAL

**CREATIVE
PRODUCTS
MANUFACTURING**

**DIGITAL
ENTERTAINMENT
& TECHNOLOGY**

**GENERAL
OFFICE**

Examples of the diverse mix of businesses driving demand for intensified industrial space



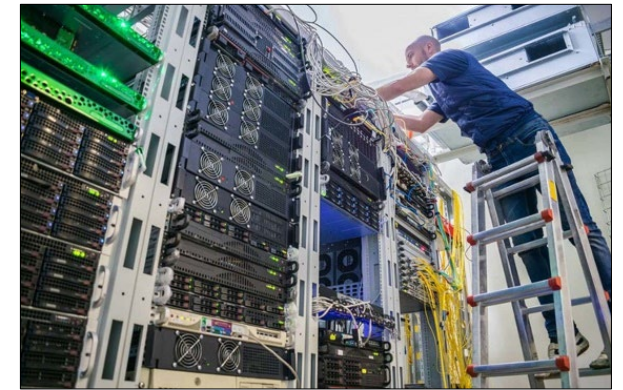
FOOD SECURITY
cold storage and
distribution of fresh food



DISTRIBUTION
last mile logistics



FILM INDUSTRY



TECHNOLOGY

PRIORITIZE CITY-SERVING P.D.R. AT GRADE



Production

- Metal-working and wood-working
- Food production & processing
- Large scale printing and publishing
- Set construction and storage

large quantities, physical goods movement, high-volume, large equipment, access to loading



Distribution

- Last-mile distribution facility
- Fresh food distribution
- Recycling/waste collection
- General wholesaling

last-mile, perishable, consolidation, multi-modal, proximity to market



Repair

- Vehicle maintenance and repair
- Plumbing/HVAC servicing
- Elevator maintenance
- Spare parts storage

fast-response, centralized dispatch

CITY OF VANCOUVER INDUSTRIAL

INTENSIVE INDUSTRIAL BUILDINGS

Examples of Recent Notable Developments

1650 ON SECOND

Burrard Slopes



2.6 FSR | Office, Wholesaling

IRONWORKS

Powell / Clark



2.0 FSR | Wholesaling, Office

MARINE LANDING

South Van



3.0 FSR | Office, Manufacturing

BENCH

Railtown



5.0 FSR | Office, Light Industrial

HOUSS

Mt Pleasant



3.0 FSR | Manufacturing, Office, Restaurant

EVOLUTION BLOCK

Powell / Clark



3.0 FSR | Warehousing, Repair, Office

FRAMEWORK TO BALANCE COMPETING DEMANDS



PROTECT industrial lands for employment use



INCREASE SUPPLY by enabling balanced industrial intensification

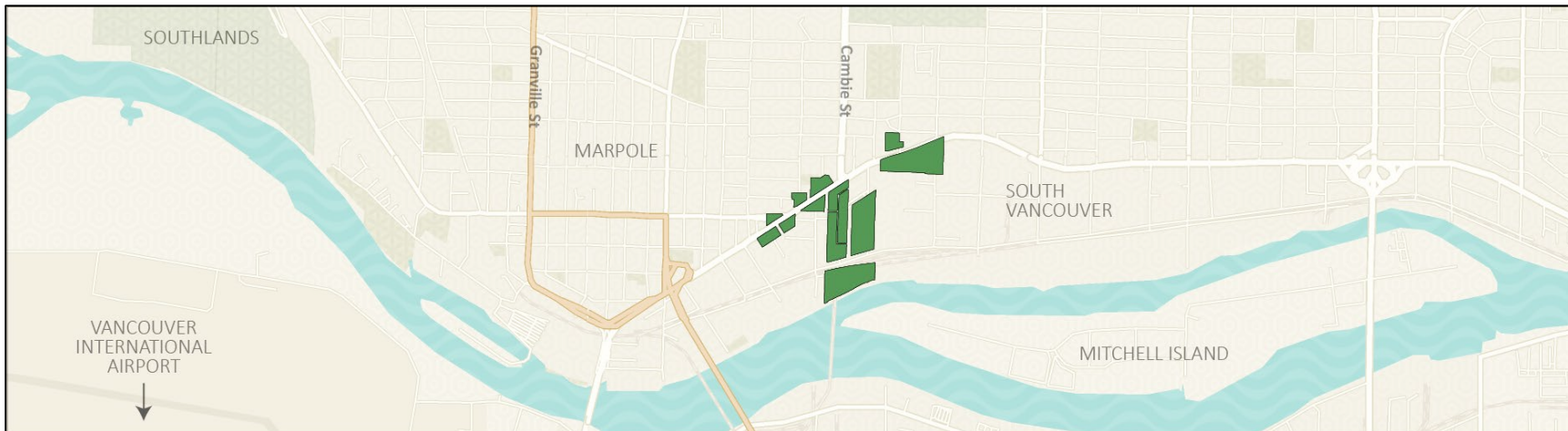
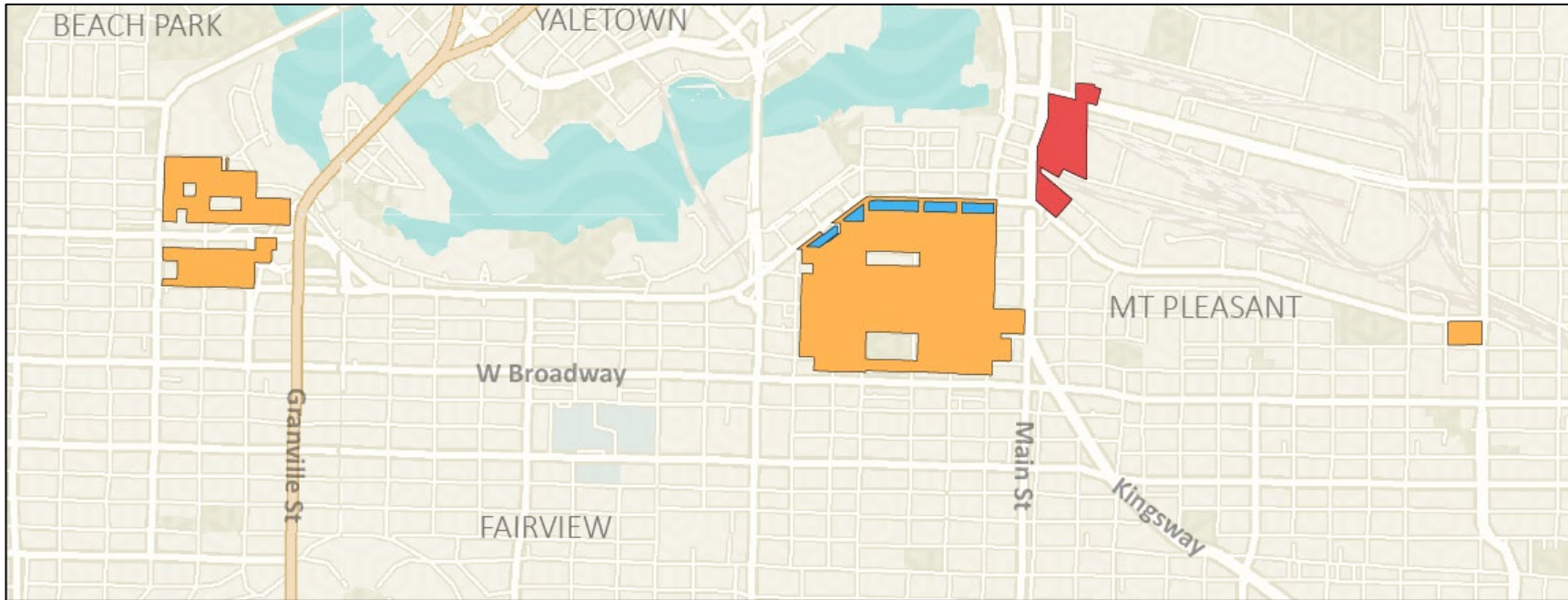


SIMPLIFY RULES & MAINTAIN DIVERSITY in industrial areas



MONITOR to ensure regulations meet needs

FRAMEWORK IMPLEMENTATION IS ALREADY UNDERWAY



2021

Increase density for office and industrial along 2nd avenue in Mt. Pleasant

Simplify industrial zoning in False Creek Flats

Increase density for office and industrial in Marine Landing

Restrict self-storage in industrial area zoning (Citywide)

2022

New Design Guidelines for Functional Industrial Space (Citywide)

2023

Increase density for office and industrial, and incentives for artist studios in Mt. Pleasant

Increase density for office and industrial, and incentives for artist studios in Burrard Slopes

ENGAGEMENT AND REPORT STRUCTURE

engagement through...

Metro Vancouver Regional Industrial Lands Strategy

Employment Lands and Economy Review

Vancouver Plan Process

supplemented by...



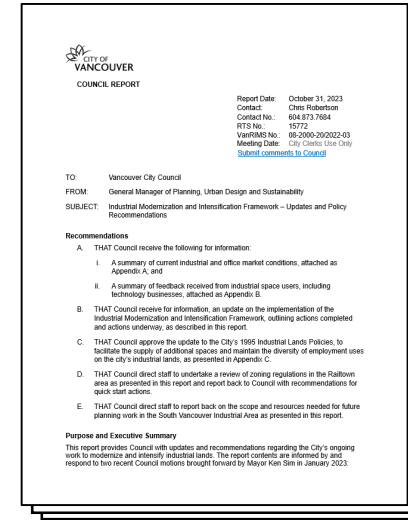
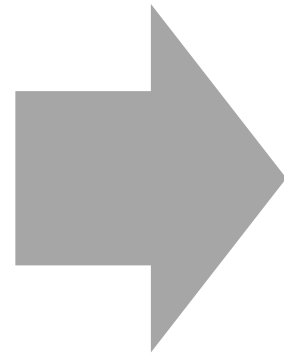
online workshops with:

Industrial Users

Technology Companies

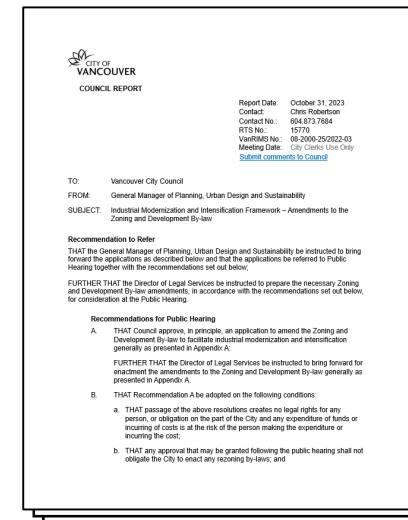
Arts & Culture Stakeholders

Real Estate & Development



Policy Report

- *market update*
- *progress update*
- *policy update*
- *direction on future work*

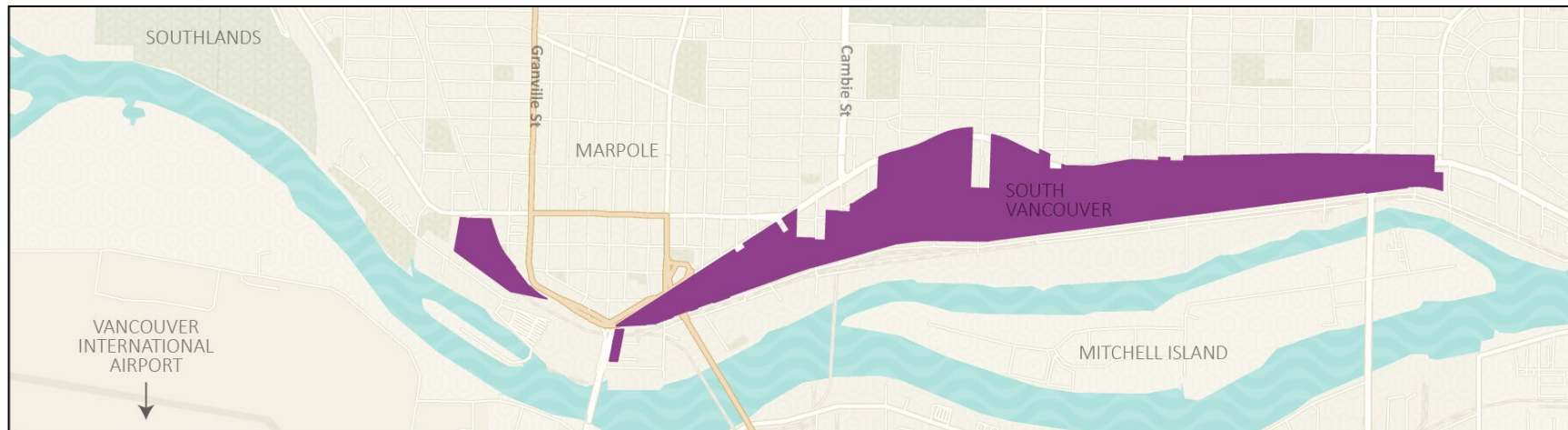
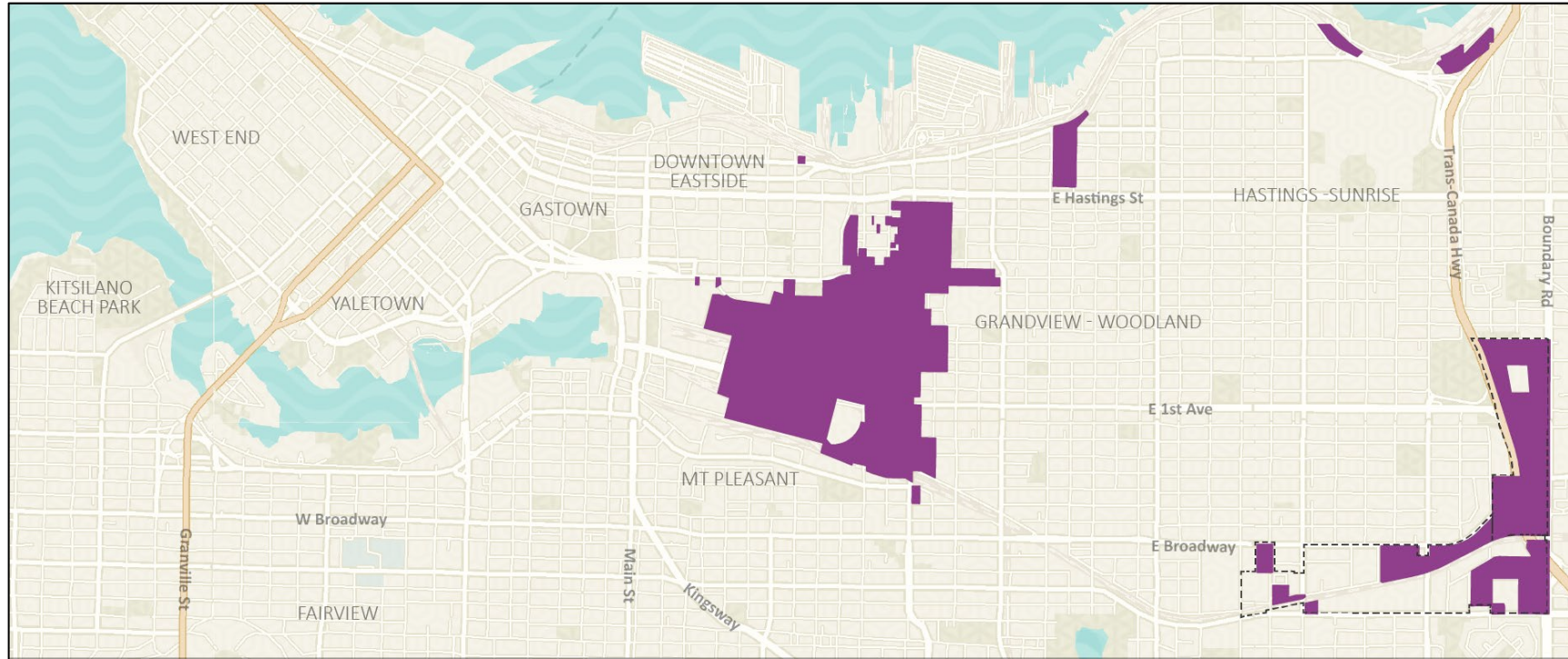


Referral Report

- *amendments to zoning regulations*

PROPOSED ACTIONS

AMENDMENTS TO THE I-2 DISTRICT

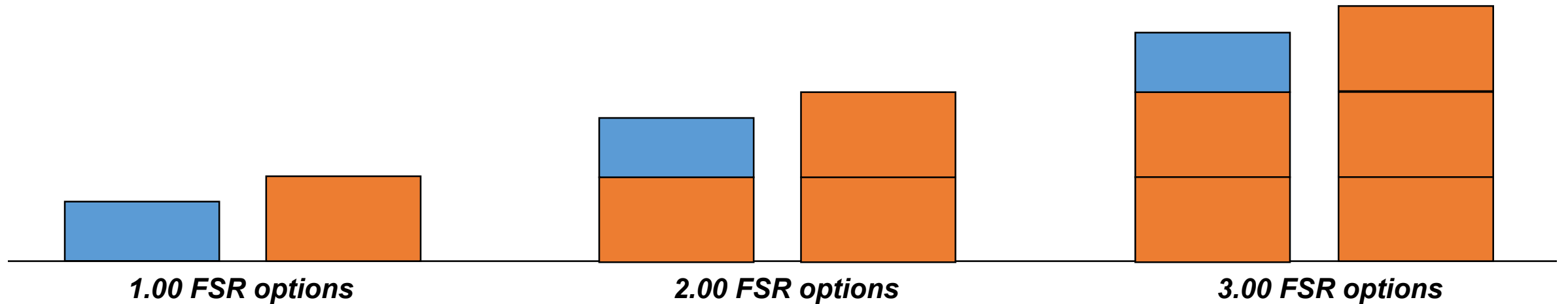


- I-2 is the **largest** light industrial district by area
- Located across the city in **different areas**
- Plays a **general-purpose role**, needs to be flexible

RANGE OF DENSITY OPTIONS IN I-2 DISTRICT

CURRENT

- Maximum base density of 3.00 FSR before any bonuses
- Maximum 1.00 FSR of non-industrial uses

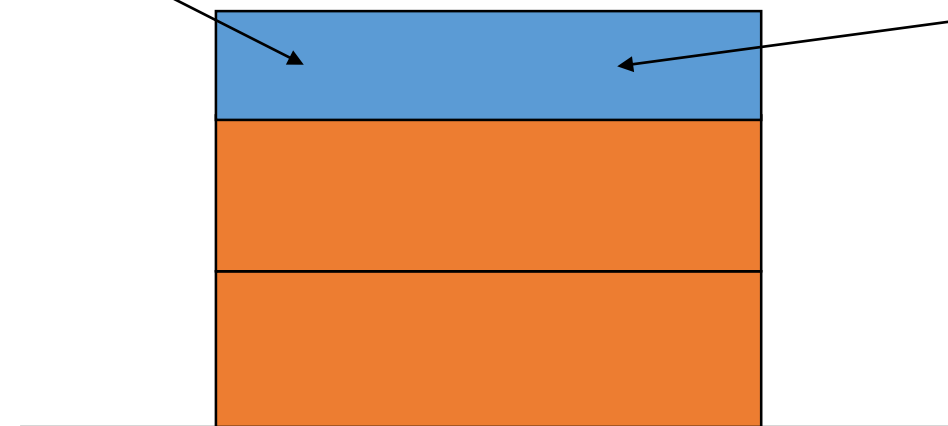


- Recommendation to increase options for non-industrial uses



**NO CHANGE to
non-industrial
DENSITY MAX**

- General Office**
- ✓ accountants
 - ✓ lawyers
 - ✓ notary publics
 - ✓ real estate agency
 - ✓ advertising agency
 - ✓ insurance agency
 - ✓ travel agency
 - ✓ ticket agency



I-2 base density at 3.00 FSR



- Industrial service uses split into two density groups



I-2 base density at 3.00 FSR

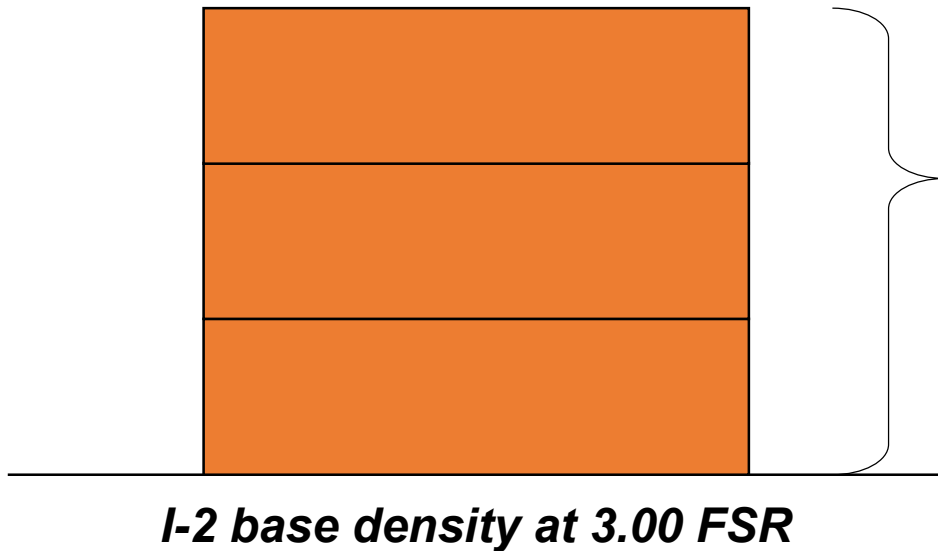
3.00 FSR

- laboratory
- laundry plant
- production or rehearsal studio
- repair shop – class A
- work shop

1.00 FSR

- catering establishment**
- motor vehicle repair shop**
- photofinishing lab
- sign painting shop

- Recommendation to simplify by consolidating industrial services into single allocation

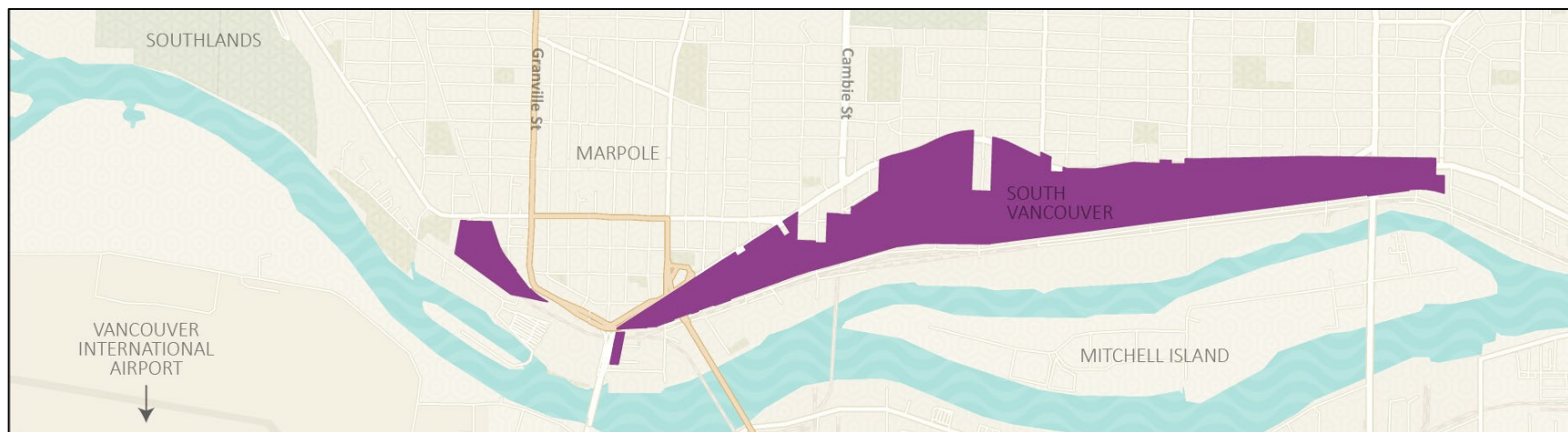
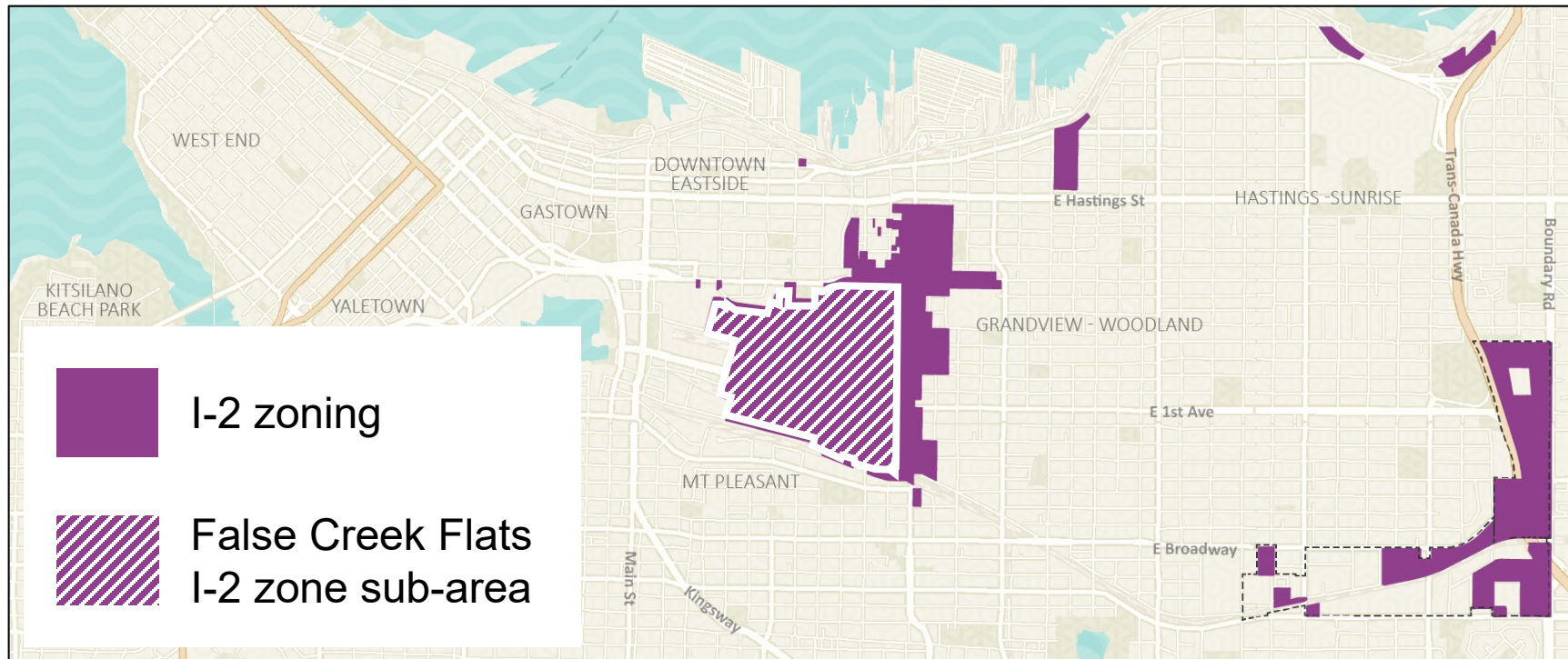


3.00 FSR

- laboratory
- laundry plant
- production or rehearsal studio
- repair shop – class A
- work shop
- **catering establishment**
- **motor vehicle repair shop**
- photofinishing lab
- sign painting shop

MAKING SPACE FOR ARTISTS

PROPOSED

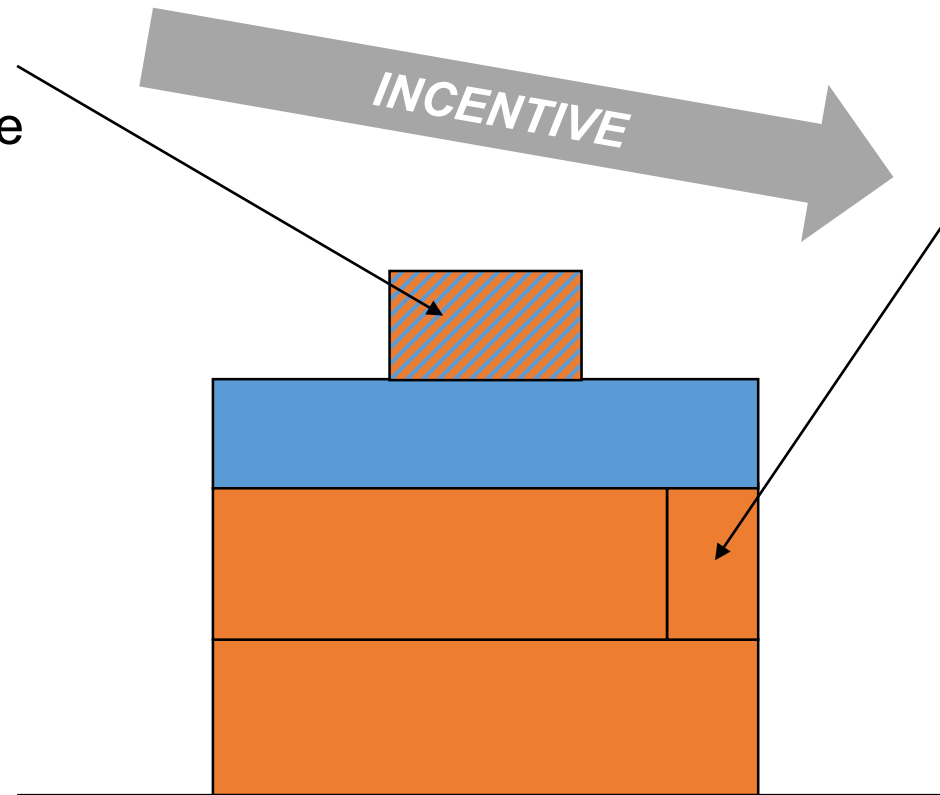


- High-impact artist studios considered industrial only within False Creek Flats sub-area
- Recommendation to remove restriction to allow use in industrial space anywhere in I-2

- Recommendation to create incentive for industrial artist studios

bonus density

- for any permitted use
- max 0.35 FSR



I-2 base density at 3.00 FSR

- NON-INDUSTRIAL USES
- INDUSTRIAL USES

artist studio – class B

- minimum 0.10 FSR or 1,000 ft²
- contiguous single space
- fulfills industrial requirement
- work only
- secured on title
- non city-owned
- NPO operated

definition clarified to include performing arts rehearsals

- Recommendation to correct errors, reduce complexity and align regulations



LEGEND
 ■ Sub-Area A ■ Sub-Area B - - - I-2 Boundary
 0 50 100 200 300 m

I-2

I-2

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit industrial and similar uses that are generally incompatible with residential land use but are beneficial in that they provide industrial and service employment opportunities or serve a useful or necessary function in the city. It is not the intent to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

Within the False Creek Flats, the area bounded by Prior Street, Clark Drive, Great Northern Way and Main Street includes 2 sub-areas identified as "sub-area A" and "sub-area B" in [Map 1: Sub-Area A and Sub-Area B in the I-2 District](#), for the purpose of establishing permitted uses, setbacks, building height, floor area, and building width and depth.

Without limitation, applicable Council policies and guidelines for consideration include the [False Creek Flats Urban Design Policies and Guidelines for I-2 and I-3 and Non-Industrial Uses \(I-2 and M-2\) Policies and Guidelines](#).

Map 1: Sub-Area A and Sub-Area B in the I-2 District

City of Vancouver
Zoning and Development By-law
November 2022
Page 1

I-2

REGULATIONS

organized by use.

subject to the following regulations.

locations:

uses, transportation and storage uses, utility A, artist studio - class B,

in or rehearsal studio, repair shop - class

ment, motor vehicle repair shop, tting shop; and

combined, except that the floor area for:

ding vehicle dealer, must not exceed pcessory retail must not exceed 500 m²,

r 33.3% of the total gross floor area of all

on - full serve or gasoline station - split

it exceed:

thin the principal building, and

tside the principal building.

~~crease the permitted floor area for~~

~~nderuses for wholesale uses, including~~

~~cesses, freight elevators, ceiling heights~~

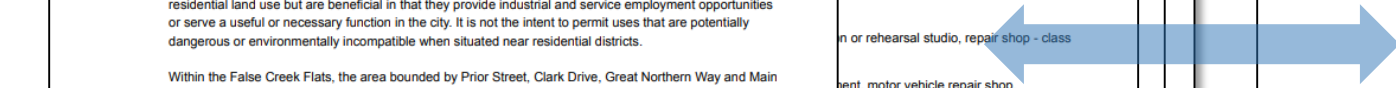
~~and guidelines~~

November 2022
Page 10

Guidelines

Industrial Spaces Guidelines

Approved by Council June 27, 2023



REQUEST CORRECTION TO AMENDING BY-LAW

Seeking amendment to Recommendation A, to correct the Draft Amending By-law

Section 2 of the Amending By-Law should be corrected as follows

“The use of premises for the production of:

(a) performing arts including drama—, dance and live music involving electronically amplified sound;”

removal of extra space before comma

Section 7(a) of the Amending By-Law should be corrected as follows

“in section 3.1.2.4(a₇), strikes out “6.0” and substitutes “6.1”;”

move misplaced comma outside parentheses

REQUEST CORRECTION TO AMENDING BY-LAW

Proposed amendment to Recommendation A, to correct the Draft Amending By-law

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

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law generally as presented in Appendix A, including the two minor amendments suggested by staff at the Public Hearing.

THANK YOU

END OF PRESENTATION