



## REFERRAL REPORT

Report Date: January 22, 2025  
Contact: Matt Shillito  
Contact No.: 604.707.5487  
RTS No.: 17683  
VanRIMS No.: 08-2000-20  
Meeting Date: February 4, 2025

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Minor Industrial Zoning Amendments

### RECOMMENDATION TO REFER

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the amendments as described below and that the application 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 by-laws, 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 clarify definitions for “Animal Clinic or Shelter” and “Animal Services” to align with the Licence By-law, and standardize permitted uses in the I-1A and I-1B District Schedules to align with the I-1 and I-1C District Schedules, 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.

- B. THAT Recommendation A be adopted on the following conditions:
- i. 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;
  - ii. THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and

- iii. 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.

## **REPORT SUMMARY**

This report recommends amendments to the Zoning and Development By-law to advance the directions of the City's Employment Lands and Economy Review and to modernize and standardize industrial zoning regulations across the Mount Pleasant Industrial Area's District Schedules. Specifically, the actions recommended in this report seek to:

- Rationalize and modernize use definitions for “Animal Clinic or Shelter” and “Animal Services” and align these definitions with the Licence By-law;
- Standardize I-1A and I-1B District Schedules to align with changes previously made to I-1 and I-1C zones.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- [Broadway Plan Implementation – Amendments to Zoning and Development By-law and Guidelines](#) (2023)
- [Broadway Plan Implementation Report](#) (2023)
- [Broadway Plan](#) (2022)
- [Employment Lands and Economy Review Phase 2 Report](#) (2020)
- Council Motions:
  - [Industrial Modernization and Intensification Framework Development Process Update](#) (2023),
  - [Accelerating Action on Industrial Affordability](#) (2019)

## **REPORT**

### **Background and Context**

Both the Employment Lands and Economy Review (“ELER”) endorsed by Council in October 2020 and the Broadway Plan (2022) highlighted a need to address an industrial supply shortage, particularly in the City's centrally-located, transit-accessible light industrial areas like Mount Pleasant. Both planning programs, identified a need to modernize, simplify and standardize land use regulations in industrial areas.

1. Zoning amendments to clarify definitions for “Animal Clinic or Shelter” and “Animal Services” to align with the Licence By-law and support redevelopment of the SPCA

The current definition for “Animal Services” in the Zoning and Development By-Law covers a variety of different activities including veterinary hospitals and clinics, animal shelters, animal boarding, animal day care and animal grooming. The recommended changes split the current Zoning and Development By-Law definition into two uses, separating animal clinics and shelters from animal boarding, day care and grooming services. This change better aligns with the definitions of the Licence by-law and will help streamline development and licensing processes.

In addition, the recommended zoning amendments will enable the SPCA to redevelop their site at 1205 East 7th Avenue, under the existing I-1 zoning, in alignment with the policies of the Broadway Plan.

The BC SPCA is a non-profit organization dedicated to animal welfare. They provide shelter, medical care, and adoption services for surrendered and stray animals. They also offer community programs, including education and pet food banks, and conduct animal protection investigations.

The BC SPCA is seeking to redevelop their site with a new animal shelter, animal hospital and provincial offices for the organization. The site falls under the I-1 zoning which currently limits animal clinic and office uses to a combined 1.0 FSR unless industrial uses are provided on site to enable additional density. The Broadway Plan includes a policy [\(10.35.4\)](#) specifically for the BC SPCA site:

“Support the redevelopment of the BC SPCA site at 1205 E 7th Ave. Recognizing the noisy nature of the use and the need for larger floorplates and access to loading, additional flexibility will be considered for Animal Clinic or Shelter uses to be sited within the required industrial floor space.”

2. Zoning amendments to standardize permitted uses in the I-1A and I-1B District Schedules with changes previously made to I-1 and I-1C

In June 2023, the Zoning and Development By-law and associated guidelines were amended to support the implementation of the Broadway Plan. This included modernizing permitted uses in the I-1 and I-1C zoning district schedules. Amendments are proposed in this report to the I-1A and I-1B zoning district schedules to align with changes previously made to I-1 and I-1C districts.

The recommended zoning amendments are aligned with the policy intent in the Broadway Plan for Mount Pleasant ([Section 10.1](#)) and the Industrial Modernization and Intensification Framework which sought to align regulations, remove outdated clauses and correct unintended errors in the City’s industrial zoning.

### **Strategic Analysis**

This report proposes various amendments to the Zoning and Development By-law to provide clearer use definitions and improve consistency between various Mount Pleasant area industrial district schedules and better align with definitions used in the Licence By-law. A detailed description of the proposed changes is provided in Appendix A and Appendix B. Below is a summary of these changes:

1. Zoning amendments to clarify definitions for “Animal Clinic or Shelter” and “Animal Services” to align with the Licence By-law and support redevelopment of the SPCA

The amendments propose to split the current definition of “Animal Clinic” in the Zoning and Development By-law into two separate use definitions:

- “Animal Clinic or Shelter” will be considered an industrial use and be defined as: “The use of premises by a licensed veterinarian for the medical treatment of animals, or use of premises for the keeping, rehabilitation or adoption of stray, abandoned or wild animals.”

- “Animal Services” will be considered a non-industrial use and be defined as: “The use of premises to provide grooming, walking, training, boarding, or transportation services for dogs, cats or other animals, but does not include an Animal Clinic or Shelter.”  
The newly defined “Animal Clinic or Shelter” will be added to the base industrial uses in the I-1, I-1A, I-1B, I-1C, IC-1, IC-2, I-2, I-4, M-2, M-1, I-3, and M-1A District Schedules. The new definition for “Animal Services” recognizes pet daycare, boarding and grooming as commercial service uses. “Animal Services” will continue to be permitted in the same district schedules as “Animal Clinic or Shelter” as they are today. These amendments will help to ensure that commercial uses are not competing with industrial uses for space in the City’s industrial zones. The rationale for this amendment is aligned with the Council-approved motion from July 2019 ([Accelerating Action on Industrial Affordability](#)) to reduce the encroachment of non-industrial uses on industrial lands.

2. Zoning amendments to standardize permitted uses in the I-1A and I-1B District Schedules with changes previously made to I-1 and I-1C

Amendments to the Zoning and Development By-law are proposed to add “Health Care Office” and “Creative Products Manufacturing” as Conditional uses in the I-1A and I-1B District Schedules. This amendment aligns the use regulations with the adjacent I-1 and I-1C zones which were amended in 2023 providing additional flexibility for businesses seeking spaces in transit accessible areas.

**Financial Implications**

Approval of the proposed amendments contained in this report does not increase permitted density or alter land economics on the affected parcels and will not result in the collection of Community Amenity Contributions (CACs). The proposed amendments are only intended to streamline development and licensing processes in alignment with approved policies. The proposed standardization of uses across Mount Pleasant area industrial zones improves consistency for businesses seeking space in this centrally located industrial area.

**CONCLUSION**

The General Manager of Planning, Urban Design and Sustainability recommends that the Zoning and Development By-law amendments be referred to Public Hearing to advance the directions of the City’s Employment Lands and Economy Review and to modernize and standardize industrial zoning regulations across the Mount Pleasant Industrial Area’s District Schedules.

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**APPENDIX A**

**DRAFT By-law to amend the Zoning and Development By-law No. 3575 regarding Animal Related Uses and Other Uses in the Mount Pleasant Industrial Districts**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions and Schedules of the Zoning and Development By-law No. 3575.

2. In section 2, Council:

(a) strikes out the definition of “Animal Clinic” in its entirety, and substitutes the following:

“

Animal Clinic or Shelter	The use of premises by a licensed veterinarian for the medical treatment of animals, or the use of premises for the keeping, rehabilitation or adoption of stray, abandoned or wild animals.	S
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”;

(b) adds a new definition in the correct alphabetical order as follows:

“

Animal Services	The use of premises to provide grooming, walking, training, boarding, or transportation services for dogs, cats or other animals, but does not include an Animal Clinic or Shelter.	S
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”; and

(c) in the definition of “Service Uses”, under the definition column, adds “Animal Services” in the correct alphabetical order.

3. Council strikes out “Animal Clinic” wherever it appears, and substitutes “Animal Clinic or Shelter”.

4. Council strikes out “Animal clinic” wherever it appears, and substitutes “Animal clinic or shelter”.

5. Council strikes out “animal clinic” wherever it appears, and substitutes “animal clinic or shelter”.

6. In section 2.1 of the C-5, C-5A and C-6 Districts Schedule, the I-4 District Schedule, and the M-2 District Schedule, under the heading “Service Uses”, Council adds the following new line under the line for “Animal Clinic or Shelter”:

“

Animal Services	Outright	2.2.1
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”.

7. In section 2.1 of the I-1 District Schedule, the I-1A District Schedule, the I-1B District Schedule, the I-1C District Schedule, the I-2 District Schedule, the IC-1 District Schedule, the IC-2 District Schedule, and the M-1 District Schedule, under the heading “Service Uses”, Council adds the following new line under the line for “Animal Clinic or Shelter”:

“

Animal Services	Outright	2.2.2
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”

8. In section 2.1 of the MC-1 and MC-2 Districts Schedule, Council:

(a) adds the following new line under the line for “Animal Clinic or Shelter”:

“

Animal Services	Outright	2.2.2, 2.2.3
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”; and

(b) adds “, 2.2.3” after “2.2.2” in the Use-Specific Regulations column in the line for “Animal Clinic or Shelter”.

9. In section 2.2.2(a) of the I-1 District Schedule, the I-1A District Schedule, the I-1B District Schedule, the I-1C District Schedule, the IC-1 District Schedule, and the IC-2 District Schedule, Council adds “animal clinic or shelter, animal services,” after “except for”.

10. In section 3.1.1.1(a)(v) of the I-1 District Schedule, the I-1A District Schedule, the I-1B District Schedule, and the I-1C District Schedule, Council adds “animal clinic or shelter,” after “service uses limited to:”.

11. In the I-2 District Schedule, Council:

- (a) in section 2.2.2(b), adds “, animal services” after “animal clinic or shelter”; and
- (b) in section 3.1.1.1(a)(iii) and section 3.2.1.1(a)(iii), adds “animal clinic or shelter,” after “service uses, limited to:”.

12. In section 2.2.1(b) of the I-4 District Schedule and the M-2 District Schedule, Council adds “or animal services” after “animal clinic or shelter”.

13. In section 2.2.2(b) of the M-1 District Schedule, Council adds “or animal services” after “animal clinic or shelter”.

14. In section 2.2.3 of the MC-1 and MC-2 Districts Schedule, Council adds “animal services,” after “animal clinic or shelter,”.

15. In section 2.1 of the C-2 District Schedule, the C-2B District Schedule, the C-2C District Schedule, the C-2C1 District Schedule, the C-3A District Schedule, the C-7 and C-8 Districts Schedule, the FC-1 District Schedule, the FC-2 District Schedule, the I-3 District Schedule, and the M-1A District Schedule, under the heading “Service Uses”, Council adds the following new line under the line for “Animal Clinic or Shelter”:

“

Animal Services	Conditional	2.2.1
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16. In section 2.2.1(c) of the FC-2 District Schedule, Council adds “or animal services” after “animal clinic or shelter”.

17. In the I-3 District Schedule, Council:

- (a) in section 2.2.1(a), adds “animal clinic or shelter, animal services,” after “except for”;
- (b) in section 2.2.1 (c), adds “or animal services” after “animal clinic or shelter”; and
- (c) in section 3.1.1.2(b)(iv), adds “animal clinic or shelter,” after “limited to”.

18. In section 2.2.1(b) of the M-1A District Schedule, Council adds “animal services,” after “animal clinic or shelter,”.

19. In the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule, Council:

- (a) in section 2.1, under the heading “Service Uses”, adds the following new line under the line for “Animal Clinic or Shelter, only in the RM-5C district”:

“

Animal Services, only in the RM-5C district	Conditional	2.2.1, 2.2.20
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”; and

- (b) in section 2.2.20, adds “or animal services” after “Animal clinic or shelter”.

20. In the RM-6 District Schedule, Council:

- (a) in section 2.1, under the heading “Service Uses”, adds the following new line under the line for “Animal Clinic or Shelter”:

“

Animal Services	Conditional	2.2.1, 2.2.20
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”; and

- (b) in section 2.2.20, adds “or animal services” after “Animal clinic or shelter”.

21. In section 2.1 of the I-1A District Schedule and the I-1B District Schedule, Council:

- (a) under the heading “Manufacturing Uses”, adds the following new line under the line for “Clothing Manufacturing”:

“

Creative Products Manufacturing	Conditional	2.2.1, 2.2.5
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”; and

- (b) under the heading “Office Uses”, adds the following new line under the line for “General Office”:

“

Health Care Office	Conditional	2.2.1
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22. In the I-1A District Schedule and the I-1B District Schedule, Council:

(a) in section 2.1:

- (i) strikes out section 2.2.5 wherever it appears and substitutes 2.2.6,
- (ii) strikes out section 2.2.6 wherever it appears and substitutes 2.2.7,
- (iii) strikes out section 2.2.7 wherever it appears and substitutes 2.2.8,
- (iv) strikes out section 2.2.8 wherever it appears and substitutes 2.2.9,
- (v) strikes out section 2.2.9 wherever it appears and substitutes 2.2.10,
- (vi) strikes out section 2.2.10 wherever it appears and substitutes 2.2.11, and
- (vii) strikes out section 2.2.11 wherever it appears and substitutes 2.2.12; and

(b) in section 2.2:

- (i) renumbers sections 2.2.5 through 2.2.11 as sections 2.2.6 through 2.2.12, respectively, and
- (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.”.

23. 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.

24. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



**APPENDIX B  
AMENDMENTS TO ZONING AND DEVELOPMENT BY-LAW**

Note: Amendments will be prepared generally in accordance with the provisions listed below. Should there be any discrepancy between this summary and the draft amending by-laws (Appendix A), the draft amending by-laws prevail. This appendix is a summary of proposed amendments, prepared for convenience.

Sections / District Schedule (s)	Proposed Amendments	Rationale		
<p><b>Section 2: Definitions</b></p>	<ul style="list-style-type: none"> <li>Adjust definition of Animal Clinic to include only veterinary clinic and / or animal shelter:                             <table border="1" data-bbox="520 781 1421 1065"> <tr> <td data-bbox="520 781 720 1065"> <p><b>Animal Clinic or Shelter</b></p> </td> <td data-bbox="720 781 1421 1065"> <p>The use of premises for the care of birds, fish, or animals except horses, including veterinary treatment, grooming, training, breeding or boarding, by a licensed veterinarian for the medical treatment of animals, or use of premises for the keeping, rehabilitation, or adoption of stray, abandoned or wild animals.</p> </td> </tr> </table> </li> </ul>	<p><b>Animal Clinic or Shelter</b></p>	<p>The use of premises for the care of birds, fish, or animals except horses, including veterinary treatment, grooming, training, breeding or boarding, by a licensed veterinarian for the medical treatment of animals, or use of premises for the keeping, rehabilitation, or adoption of stray, abandoned or wild animals.</p>	<ul style="list-style-type: none"> <li>Renames the use as Animal Clinic or Shelter. The focus on veterinary and shelter services will allow these activities to be considered an industrial use</li> <li>Removes references to grooming and boarding .</li> </ul>
<p><b>Animal Clinic or Shelter</b></p>	<p>The use of premises for the care of birds, fish, or animals except horses, including veterinary treatment, grooming, training, breeding or boarding, by a licensed veterinarian for the medical treatment of animals, or use of premises for the keeping, rehabilitation, or adoption of stray, abandoned or wild animals.</p>			

Sections / District Schedule (s)	Proposed Amendments	Rationale									
<b>Section 2: Definitions</b>	<ul style="list-style-type: none"> <li>Add new Service Use for Animal Services to include all other pet services:                             <table border="1" data-bbox="516 363 1419 537"> <tr> <td data-bbox="516 363 718 537">Animal Services</td> <td data-bbox="718 363 1419 537">The use of premises to provide grooming, walking, training, boarding, or transportation services for dogs, cats or other animals, but does not include an Animal Clinic or Shelter.</td> </tr> </table> </li> </ul>	Animal Services	The use of premises to provide grooming, walking, training, boarding, or transportation services for dogs, cats or other animals, but does not include an Animal Clinic or Shelter.	<ul style="list-style-type: none"> <li>This new definition will separate the boarding and grooming aspects of the services and reduce non-industrial activities in industrial zones.</li> </ul>							
Animal Services	The use of premises to provide grooming, walking, training, boarding, or transportation services for dogs, cats or other animals, but does not include an Animal Clinic or Shelter.										
<b>All District Schedules</b>	<ul style="list-style-type: none"> <li>Wherever it appears, strike out “Animal Clinic” and its variants and substitute “Animal Clinic or Shelter” and its variants.</li> </ul>	<ul style="list-style-type: none"> <li>To align with the updated definitions in Section 2.</li> </ul>									
<b>C-5, C-5A and C-6; I-4; M-2,</b>	<ul style="list-style-type: none"> <li>Add Animal Services use and update Animal Clinic reference in section 2.1:                             <table border="1" data-bbox="516 850 1467 971"> <tr> <th colspan="3" data-bbox="516 850 1467 899">Service Uses</th> </tr> <tr> <td data-bbox="516 899 1087 932">Animal Clinic or Shelter</td> <td data-bbox="1087 899 1278 932">Outright</td> <td data-bbox="1278 899 1467 932">2.2.1</td> </tr> <tr> <td data-bbox="516 932 1087 971">Animal Services</td> <td data-bbox="1087 932 1278 971">Outright</td> <td data-bbox="1278 932 1467 971">2.2.1</td> </tr> </table> </li> </ul>	Service Uses			Animal Clinic or Shelter	Outright	2.2.1	Animal Services	Outright	2.2.1	<ul style="list-style-type: none"> <li>Maintains use for existing businesses in current zones to minimized disruption to operations</li> </ul>
Service Uses											
Animal Clinic or Shelter	Outright	2.2.1									
Animal Services	Outright	2.2.1									
<b>I-1; I-1A; I-1B; I-1C; IC-1; IC-2; I-2; M-1</b>	<ul style="list-style-type: none"> <li>Add Animal Services use and update Animal Clinic reference in section 2.1:                             <table border="1" data-bbox="516 1110 1467 1230"> <tr> <th colspan="3" data-bbox="516 1110 1467 1159">Service Uses</th> </tr> <tr> <td data-bbox="516 1159 1087 1192">Animal Clinic or Shelter</td> <td data-bbox="1087 1159 1278 1192">Outright</td> <td data-bbox="1278 1159 1467 1192">2.2.2</td> </tr> <tr> <td data-bbox="516 1192 1087 1230">Animal Services</td> <td data-bbox="1087 1192 1278 1230">Outright</td> <td data-bbox="1278 1192 1467 1230">2.2.2</td> </tr> </table> </li> </ul>	Service Uses			Animal Clinic or Shelter	Outright	2.2.2	Animal Services	Outright	2.2.2	<ul style="list-style-type: none"> <li>Maintains use for existing businesses in current zones to minimized disruption to operations</li> </ul>
Service Uses											
Animal Clinic or Shelter	Outright	2.2.2									
Animal Services	Outright	2.2.2									

Sections / District Schedule (s)	Proposed Amendments	Rationale									
<p><b>MC-1 and MC-2</b></p>	<ul style="list-style-type: none"> <li>Add Animal Services use and update Animal Clinic reference in section 2.1:                             <table border="1" data-bbox="514 375 1470 500"> <thead> <tr> <th colspan="3" data-bbox="514 375 1470 423">Service Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="514 423 1087 456">Animal Clinic or Shelter</td> <td data-bbox="1087 423 1276 456">Outright</td> <td data-bbox="1276 423 1470 456">2.2.2, 2.2.3</td> </tr> <tr> <td data-bbox="514 456 1087 500">Animal Services</td> <td data-bbox="1087 456 1276 500">Outright</td> <td data-bbox="1276 456 1470 500">2.2.2, 2.2.3</td> </tr> </tbody> </table> </li> </ul>	Service Uses			Animal Clinic or Shelter	Outright	2.2.2, 2.2.3	Animal Services	Outright	2.2.2, 2.2.3	<ul style="list-style-type: none"> <li>Maintains use for existing businesses in current zones to minimized disruption to operations</li> </ul>
Service Uses											
Animal Clinic or Shelter	Outright	2.2.2, 2.2.3									
Animal Services	Outright	2.2.2, 2.2.3									
<p><b>I-1; I-1A; I-1B; I-1C; IC-1; IC-2</b></p>	<ul style="list-style-type: none"> <li>Add Animal Clinic or Shelter and Animal Services to use-specific regulations to section 2.2.2(a)</li> </ul>	<ul style="list-style-type: none"> <li>Allow both the Animal Clinic or Shelter use and Animal Services to have a component of their operations outdoors in industrial districts</li> </ul>									
<p><b>MC-1 and MC-2</b></p>	<ul style="list-style-type: none"> <li>Add Animal Services to use-specific regulations and update Animal Clinic reference:                             <p>2.2.3 Outright approval uses listed in section 2.1 of this schedule, other than dwelling uses, must not involve the keeping of live animals, except for animal clinic or shelter, animal services, laboratory or retail store.</p> </li> </ul>	<ul style="list-style-type: none"> <li>Permit live animals to be kept in Animal Services uses</li> </ul>									
<p><b>I-1; I-1A; I-1B; I-1C</b></p>	<ul style="list-style-type: none"> <li>Add Animal Clinic or Shelter use in density allocations for industrial uses:                             <p>3.1.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:</p> <p>a) the maximum floor space ratio is 3.00 for:</p> <p>(v) service uses limited to: animal clinic or shelter, 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</p> </li> </ul>	<ul style="list-style-type: none"> <li>Allow Animal Clinic or Shelter to occupy the industrial portion of buildings in these zoning districts</li> </ul>									

Sections / District Schedule (s)	Proposed Amendments	Rationale									
I-2	<ul style="list-style-type: none"> <li>Add Animal Services to the use-specific regulations and update Animal Clinic reference: 2.2.2 Outright approval uses listed in section 2.1 of this schedule:                             <ul style="list-style-type: none"> <li>(b) must not involve the keeping of live animals, live poultry or other fowl, except for animal clinic or shelter, animal services or laboratory;</li> </ul> </li> <li>Add Animal Clinic or Shelter use in density allocations for industrial uses in sections 3.1.1.1(a) and 3.2.1.1(a):                             <ul style="list-style-type: none"> <li>(a) the maximum floor space ratio is 3.00 for:                                     <ul style="list-style-type: none"> <li>(iii) service uses, limited to: animal clinic or shelter, 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,</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Permit live animals to be kept in Animal Services uses</li> <li>Allow Animal Clinic or Shelter to occupy the industrial portion of buildings in these zoning districts</li> </ul>									
I-4 Sec 2.2.1, M-1 Sec 2.2.2, M-2 Sec 2.2.1	<ul style="list-style-type: none"> <li>Add Animal Services to the use-specific regulations: Outright approval uses listed in section 2.1 of this schedule must not involve:                             <ul style="list-style-type: none"> <li>(b) the keeping of live animals, live poultry or other fowl, except for animal clinic or shelter or animal services.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Permit live animals to be kept in Animal Services uses</li> </ul>									
C-2; C-2B; C-2C; C-2C1; C-3A; C-7 and C-8; FC-1; FC-2; I-3; M-1A	<ul style="list-style-type: none"> <li>Add Animal Services use and update Animal Clinic reference in section 2.1:                             <table border="1" data-bbox="514 1219 1467 1338"> <thead> <tr> <th colspan="3" data-bbox="514 1219 1467 1268">Service Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="514 1268 1087 1305">Animal Clinic or Shelter</td> <td data-bbox="1087 1268 1276 1305">Conditional</td> <td data-bbox="1276 1268 1467 1305">2.2.1</td> </tr> <tr> <td data-bbox="514 1305 1087 1338">Animal Services</td> <td data-bbox="1087 1305 1276 1338">Conditional</td> <td data-bbox="1276 1305 1467 1338">2.2.1</td> </tr> </tbody> </table> </li> </ul>	Service Uses			Animal Clinic or Shelter	Conditional	2.2.1	Animal Services	Conditional	2.2.1	<ul style="list-style-type: none"> <li>Maintains use for existing businesses in current zones to minimized disruption to operations</li> </ul>
Service Uses											
Animal Clinic or Shelter	Conditional	2.2.1									
Animal Services	Conditional	2.2.1									

Sections / District Schedule (s)	Proposed Amendments	Rationale
<p><b>FC-2</b></p>	<ul style="list-style-type: none"> <li>• Add Animal Services to the use-specific and update Animal Clinic reference:                2.2.1 Conditional approval uses listed in section 2.1 of this schedule:                (c) must not involve the keeping of live animals, except for animal clinic <b>or shelter or animal services</b>;</li> </ul>	<ul style="list-style-type: none"> <li>• Permit live animals to be kept in Animal Services uses</li> </ul>
<p><b>I-3</b></p>	<ul style="list-style-type: none"> <li>• Add Animal Clinic or Shelter and Animal Services to the use-specific regulations in subsections 2.2.1(a) and (c) to remove the requirement to be within a completely enclosed building:                2.2.1 Conditional approval uses listed in section 2.1 of this schedule:                (a) except for <b>animal clinic or shelter, animal services</b>, gasoline station, parking uses, transportation and storage uses, vehicle dealer, and outdoor eating area in combination with a neighbourhood grocery store, restaurant, or retail store, 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 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;                (c) must not involve the keeping of live animals, except for animal clinic <b>or shelter or animal services</b>;</li> </ul>	<ul style="list-style-type: none"> <li>• Allow both the Animal Clinic or Shelter use and Animal Services to have a component of their operations outdoors in industrial districts</li> <li>• Permit live animals to be kept in Animal Services uses</li> </ul>

Sections / District Schedule (s)	Proposed Amendments	Rationale
<p><b>I-3</b></p>	<ul style="list-style-type: none"> <li>• Add Animal Clinic or Shelter to density bonus clause under section 3.1.1.2</li> <li>3.1.1.2 Despite section 3.1.1.1 above, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may increase the permitted floor area by 1 m<sup>2</sup> 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 2.00, for the following uses:               <ul style="list-style-type: none"> <li>(b) office uses, except that the total floor area may include up to a maximum floor space ratio of 4.00 for office uses, and must include a minimum floor space ratio of 1.00 for any of the following uses combined:                   <ul style="list-style-type: none"> <li>(iv) service uses, limited to <b>animal clinic or shelter</b>, catering establishment, motor vehicle repair shop, print shop, repair shop - class A, repair shop - class B, and sign painting shop, or</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• The density bonus permits an increase of maximum density from 3.00 FSR to 5.00 FSR with the purchase of affordable housing shares. Office uses may then occupy up to 4.00 FSR of the building so long as the remaining 1.00 FSR is provided for industrial uses. The amendment adds Animal Clinic or Shelter to the list of industrial uses that can occupy the 1.00 FSR of industrial density.</li> </ul>
<p><b>M-1A</b></p>	<ul style="list-style-type: none"> <li>• Add Animal Services to the use-specific regulations and update Animal Clinic reference:               <ul style="list-style-type: none"> <li>2.2.1 Conditional approval uses listed in section 2.1 of this schedule must not involve:                   <ul style="list-style-type: none"> <li>(b) the keeping of live animals, except for animal clinic <b>or shelter</b>, <b>animal services</b>, laboratory or retail store.</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Permit live animals to be kept in Animal Services uses</li> </ul>

Sections / District Schedule (s)	Proposed Amendments	Rationale									
<p><b>RM-5, RM-5A, RM-5B, RM-5C and RM-5D</b></p>	<ul style="list-style-type: none"> <li>Add Animal Services use and update reference to Animal Clinic in section 2.1:</li> </ul> <table border="1" data-bbox="514 375 1470 532"> <thead> <tr> <th colspan="3" data-bbox="514 375 1470 423">Service Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="514 423 1094 493">Animal Clinic <b>or Shelter</b>, only in the RM-5C district</td> <td data-bbox="1094 423 1268 493">Conditional</td> <td data-bbox="1268 423 1470 493">2.2.1, 2.2.20</td> </tr> <tr> <td data-bbox="514 493 1094 532"><b>Animal Services</b>, only in the RM-5C district</td> <td data-bbox="1094 493 1268 532">Conditional</td> <td data-bbox="1268 493 1470 532">2.2.1, 2.2.20</td> </tr> </tbody> </table>	Service Uses			Animal Clinic <b>or Shelter</b> , only in the RM-5C district	Conditional	2.2.1, 2.2.20	<b>Animal Services</b> , only in the RM-5C district	Conditional	2.2.1, 2.2.20	<ul style="list-style-type: none"> <li>Maintains use for existing businesses in current zones to minimized disruption to operations</li> </ul>
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<p><b>RM-5, RM-5A, RM-5B, RM-5C and RM-5D</b></p>	<ul style="list-style-type: none"> <li>Add Animal Services to the use-specific regulations and update Animal Clinic Reference.</li> </ul> <p>2.2.20 Animal clinic <b>or shelter, or animal services</b> may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, noise and hours of operation.</p>	<ul style="list-style-type: none"> <li>This amendment provides discretionary power to the Director of Planning with regards to permitting Animal Services and Animal Clinic or Shelter in these zones</li> </ul>									
<p><b>RM-6</b></p>	<ul style="list-style-type: none"> <li>Add Animal Services use and update Animal Clinic reference to section 2.1:</li> </ul> <table border="1" data-bbox="514 927 1470 1052"> <thead> <tr> <th colspan="3" data-bbox="514 927 1470 976">Service Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="514 976 1094 1015">Animal Clinic <b>or Shelter</b></td> <td data-bbox="1094 976 1268 1015">Conditional</td> <td data-bbox="1268 976 1470 1015">2.2.1, 2.2.20</td> </tr> <tr> <td data-bbox="514 1015 1094 1052"><b>Animal Services</b></td> <td data-bbox="1094 1015 1268 1052">Conditional</td> <td data-bbox="1268 1015 1470 1052">2.2.1, 2.2.20</td> </tr> </tbody> </table>	Service Uses			Animal Clinic <b>or Shelter</b>	Conditional	2.2.1, 2.2.20	<b>Animal Services</b>	Conditional	2.2.1, 2.2.20	<ul style="list-style-type: none"> <li>Maintains use for existing businesses in current zones to minimized disruption to operations</li> </ul>
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<p><b>RM-6</b></p>	<ul style="list-style-type: none"> <li>Add animal services to the use-specific regulations to allow the use where the Director of Planning or Development Permit Board considers it appropriate.</li> </ul> <p>2.2.20 Animal clinic <b>or shelter, or animal services</b> may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, noise and hours of operation.</p>	<ul style="list-style-type: none"> <li>This amendment provides discretionary power to the Director of Planning with regards to permitting Animal Services and Animal Clinic or Shelter in these zones</li> </ul>									

Sections / District Schedule (s)	Proposed Amendments	Rationale						
I-1A; I-1B	<ul style="list-style-type: none"> <li>Add Creative Products Manufacturing use to section 2.1:                             <table border="1" data-bbox="516 342 1467 423"> <tr> <td colspan="3" style="background-color: #0070C0; color: white;">Manufacturing Uses</td> </tr> <tr> <td style="color: #C00000;">Creative Products Manufacturing</td> <td style="color: #C00000;">Conditional</td> <td style="color: #C00000;">2.2.1, 2.2.5</td> </tr> </table> </li> </ul>	Manufacturing Uses			Creative Products Manufacturing	Conditional	2.2.1, 2.2.5	<ul style="list-style-type: none"> <li>Allows additional use flexibility on I-1A and I-1B sites within the industrial operations and align with uses in I-1 and I-1C districts</li> </ul>
Manufacturing Uses								
Creative Products Manufacturing	Conditional	2.2.1, 2.2.5						
I-1A; I-1B	<ul style="list-style-type: none"> <li>Add restriction for Creative Products Manufacturing:                             <p style="color: #C00000;">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.</p> </li> </ul>	<ul style="list-style-type: none"> <li>Restrict Creative Products Manufacturing to upper floors due to its less demanding nature and preserve the ground floor for Production, Distribution and Repair activities that are better suited closer to loading to facilitate efficient goods movement</li> </ul>						
I-1A; I-1B	<ul style="list-style-type: none"> <li>Add Health Care Office use to section 2.1:                             <table border="1" data-bbox="516 855 1467 937"> <tr> <td colspan="3" style="background-color: #0070C0; color: white;">Office Uses</td> </tr> <tr> <td style="color: #C00000;">Health Care Office</td> <td style="color: #C00000;">Conditional</td> <td style="color: #C00000;">2.2.1</td> </tr> </table> </li> </ul>	Office Uses			Health Care Office	Conditional	2.2.1	<ul style="list-style-type: none"> <li>Allows additional use flexibility on I-1A and I-1B sites within the non-industrial operations and align with uses in I-1 and I-1C districts</li> </ul>
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Health Care Office	Conditional	2.2.1						