

# I-4

## District Schedule

### 1 INTENT AND OVERVIEW

#### 1.1 Intent

Railtown Historic Industrial District is one of the city’s original industrial districts. The precinct has a distinct industrial character defined by its collection of historic building forms, building material, proximity to the Port of Vancouver and unique street pattern.

The intent of this schedule is to permit industrial and other uses that are generally incompatible when situated in or near residential districts but are beneficial because they provide industrial employment opportunities and serve a useful or necessary function in the city. Creative products manufacturing is a permitted industrial use. A limited number of office uses that are compatible with or complement light industrial uses are also permitted. The retention or conservation of historic buildings and features is encouraged.

#### 1.2 Overview

The table below provides an overview of outright and conditional approval uses in the I-4 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 this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district 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 |
|-----------------------------------------------------------------------------------------------------------------------|-------------|--------------------------|
| <b>Cultural and Recreational Uses</b>                                                                                 |             |                          |
| Artist Studio – Class A,                                                                                              | Outright    | 2.2.1                    |
| Artist Studio – Class B, provided that the use must not be combined with a Residential Unit                           | Outright    | 2.2.1                    |
| Artist Studio – Class B, not permitted as an outright approval use                                                    | Conditional |                          |
| Arts and Culture Indoor Event                                                                                         | Outright    | 2.2.1                    |
| Park or Playground                                                                                                    | Conditional |                          |
| <b>Dwelling Uses</b>                                                                                                  |             |                          |
| Dwelling Unit                                                                                                         | Conditional | 2.2.2                    |
| Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio – Class B | Conditional | 2.2.3                    |
| <b>Institutional Uses</b>                                                                                             |             |                          |
| Ambulance Station                                                                                                     | Conditional |                          |
| Child Day Care Facility                                                                                               | Conditional |                          |
| Public Authority Use                                                                                                  | Conditional |                          |
| Social Service Centre                                                                                                 | Conditional |                          |
| <b>Manufacturing Uses</b>                                                                                             |             |                          |
| Bakery Products Manufacturing                                                                                         | Outright    | 2.2.1                    |
| Batteries Manufacturing                                                                                               | Outright    | 2.2.1                    |
| Brewing or Distilling                                                                                                 | Conditional |                          |
| Chemicals or Chemical Products Manufacturing – Class A                                                                | Conditional |                          |
| Chemicals or Chemical Products Manufacturing – Class B                                                                | Outright    | 2.2.1                    |
| Clothing Manufacturing                                                                                                | Outright    | 2.2.1                    |
| Creative Products Manufacturing                                                                                       | Outright    | 2.2.1                    |

| Use                                                   | Approval    | Use-Specific Regulations |
|-------------------------------------------------------|-------------|--------------------------|
| Dairy Products Manufacturing                          | Outright    | 2.2.1                    |
| Electrical Products or Appliances Manufacturing       | Outright    | 2.2.1                    |
| Food or Beverage Products Manufacturing – Class A     | Conditional |                          |
| Food or Beverage Products Manufacturing – Class B     | Outright    | 2.2.1                    |
| Furniture or Fixtures Manufacturing                   | Outright    | 2.2.1                    |
| Ice Manufacturing                                     | Outright    | 2.2.1                    |
| Information Communication Technology Manufacturing    | Outright    | 2.2.1                    |
| Jewellery Manufacturing                               | Outright    | 2.2.1                    |
| Leather Products Manufacturing                        | Outright    | 2.2.1                    |
| Linoleum or Coated Fabrics Manufacturing              | Conditional |                          |
| Machinery or Equipment Manufacturing                  | Outright    | 2.2.1                    |
| Metal Products Manufacturing – Class A                | Conditional |                          |
| Metal Products Manufacturing – Class B                | Outright    | 2.2.1                    |
| Miscellaneous Products Manufacturing – Class A        | Conditional |                          |
| Miscellaneous Products Manufacturing – Class B        | Outright    | 2.2.1                    |
| Motor Vehicle Parts Manufacturing                     | Outright    | 2.2.1                    |
| Non-Metallic Mineral Products Manufacturing – Class A | Conditional |                          |
| Non-Metallic Mineral Products Manufacturing – Class B | Outright    | 2.2.1                    |
| Paper Products Manufacturing                          | Outright    | 2.2.1                    |
| Plastic Products Manufacturing                        | Outright    | 2.2.1                    |
| Printing or Publishing                                | Outright    | 2.2.1                    |
| Rubber Manufacturing                                  | Conditional |                          |
| Rubber Products Manufacturing                         | Outright    | 2.2.1                    |
| Shoes or Boots Manufacturing                          | Outright    | 2.2.1                    |
| Textiles or Knit Goods Manufacturing                  | Outright    | 2.2.1                    |
| Tobacco Products Manufacturing                        | Outright    | 2.2.1                    |
| Transportation Equipment Manufacturing                | Outright    | 2.2.1                    |
| Vegetable Oil Manufacturing                           | Conditional |                          |
| Wood Products Manufacturing – Class A                 | Conditional |                          |
| Wood Products Manufacturing – Class B                 | Outright    | 2.2.1                    |
| <b>Office Uses</b>                                    |             |                          |
| General Office                                        | Conditional | 2.2.4                    |
| <b>Parking Uses</b>                                   |             |                          |
| Parking Uses                                          | Conditional |                          |

| Use                                                       | Approval    | Use-Specific Regulations |
|-----------------------------------------------------------|-------------|--------------------------|
| <b>Retail Uses</b>                                        |             |                          |
| Farmers' Market                                           | Conditional | <a href="#">2.2.5</a>    |
| Public Bike Share                                         | Conditional |                          |
| Retail Store                                              | Conditional | <a href="#">2.2.6</a>    |
| <b>Service Uses</b>                                       |             |                          |
| Animal Clinic                                             | Outright    | <a href="#">2.2.1</a>    |
| Catering Establishment                                    | Outright    | <a href="#">2.2.1</a>    |
| Laboratory                                                | Conditional |                          |
| Laundry or Cleaning Plant                                 | Outright    | <a href="#">2.2.1</a>    |
| Motor Vehicle Repair Shop                                 | Outright    | <a href="#">2.2.1</a>    |
| Motor Vehicle Wash                                        | Conditional |                          |
| Photofinishing or Photography Laboratory                  | Conditional |                          |
| Photofinishing or Photography Studio                      | Conditional |                          |
| Print Shop                                                | Conditional |                          |
| Production or Rehearsal Studio                            | Outright    | <a href="#">2.2.1</a>    |
| Repair Shop – Class A                                     | Outright    | <a href="#">2.2.1</a>    |
| Repair Shop – Class B                                     | Conditional |                          |
| Restaurant – Class 1                                      | Conditional |                          |
| School – Vocational or Trade                              | Outright    | <a href="#">2.2.1</a>    |
| Sign Painting Shop                                        | Conditional |                          |
| Work Shop                                                 | Outright    | <a href="#">2.2.1</a>    |
| <b>Transportation and Storage Uses</b>                    |             |                          |
| Cold Storage Plant                                        | Outright    | <a href="#">2.2.1</a>    |
| Packaging Plant                                           | Outright    | <a href="#">2.2.1</a>    |
| Storage Warehouse                                         | Outright    | <a href="#">2.2.1</a>    |
| Storage Yard                                              | Conditional | <a href="#">2.2.7</a>    |
| Taxicab or Limousine Station                              | Conditional |                          |
| Truck Terminal or Courier Depot                           | Conditional |                          |
| Weighing or Inspection Station                            | Conditional |                          |
| Works Yard                                                | Conditional |                          |
| <b>Utility and Communication Uses</b>                     |             |                          |
| Public Utility                                            | Outright    | <a href="#">2.2.1</a>    |
| Public Utility, not permitted as an outright approval use | Conditional |                          |
| Radiocommunication Station                                | Outright    | <a href="#">2.2.1</a>    |

| Use                                                                                                                                                                                      | Approval    | Use-Specific Regulations                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------------------------------|
| Recycling Depot                                                                                                                                                                          | Conditional |                                                |
| <b>Wholesale Uses</b>                                                                                                                                                                    |             |                                                |
| Lumber and Building Materials Establishment                                                                                                                                              | Conditional |                                                |
| Wholesaling – Class A                                                                                                                                                                    | Outright    | <a href="#">2.2.1</a>                          |
| Wholesaling – Class B                                                                                                                                                                    | Outright    | <a href="#">2.2.1</a> , <a href="#">2.2.8</a>  |
| <b>uncategorized</b>                                                                                                                                                                     |             |                                                |
| Accessory Buildings, customarily ancillary to any use listed in this section <a href="#">2.1</a>                                                                                         | Outright    | <a href="#">2.2.1</a> , <a href="#">2.2.9</a>  |
| Accessory Buildings, customarily ancillary to any use listed in this section <a href="#">2.1</a> and not permitted as an outright approval use                                           | Conditional |                                                |
| Accessory Uses, customarily ancillary to any outright approval use listed in this section <a href="#">2.1</a>                                                                            | Outright    | <a href="#">2.2.1</a> , <a href="#">2.2.10</a> |
| Accessory Uses, customarily ancillary to any conditional approval use listed in this section <a href="#">2.1</a>                                                                         | Conditional | <a href="#">2.2.11</a>                         |
| Any other use that is not specifically listed and defined as a use in <a href="#">Section 2</a> of this by-law                                                                           | Conditional | <a href="#">2.2.12</a>                         |
| Any outright approval use listed in this section <a href="#">2.1</a> that does not comply with the applicable use-specific regulations in section <a href="#">2.2.1</a> of this schedule | Conditional |                                                |
| Deposition or extraction of material, which alters the configuration of the land                                                                                                         | Conditional |                                                |

## 2.2 Use-Specific Regulations

- 2.2.1 Outright approval uses listed in section [2.1](#) of this schedule must not involve:
- (a) the bulk storage of: compressed gas, petroleum, coal tar products or derivatives; explosives; fertilizer; fish oil or meal; industrial chemicals; junk; lime; matches; paints; scrap; varnishes; or vegetable oil or fat; or
  - (b) the keeping of live animals, live poultry or other fowl, except for animal clinic.
- 2.2.2 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.
- 2.2.3 Residential unit associated with and forming an integral part of an artist studio, limited to artist studio – class B, may be permitted if:

- (a) the change of use applies to floor area existing as of May 2, 2017; and
- (b) additions are limited to a maximum of 10% of the existing floor area.

2.2.4 General office may not include the offices of accountants, lawyers, notary publics, or real estate, advertising, insurance, travel and ticket agencies.

2.2.5 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.

2.2.6 Retail store is limited to:

- (a) retail store for the renting of merchandise in which the exclusive use of at least 50% of the gross floor area is for the storage of inventory; and
- (b) limited service food establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where:
  - (i) the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises,
  - (ii) customers may also purchase food for take-out, and
  - (iii) live entertainment is not available.

2.2.7 Storage yard must be enclosed by a suitable fence that is painted and neatly maintained at all times.

2.2.8 Wholesaling – class B is permitted as an outright approval use if the gross floor area does not exceed 500 m<sup>2</sup>.

2.2.9 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; and
- (b) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.

2.2.10 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule are permitted, except that:

- (a) accessory retail use:
  - (i) must not be combined with wholesale use,
  - (ii) is limited to the lesser of 33.3% of the gross floor area of the principal and accessory uses combined or 500 m<sup>2</sup>, and
  - (iii) must be separated from the floor area of other uses by a wall, other than accessory retail use associated with an artist studio; and
- (b) all uses other than accessory retail use must not be accessible to the public.

2.2.11 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions in section 2.2.10 above.

2.2.12 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 this district are subject to the following regulations.

##### 3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 5.00, subject to the following allocations:

- (a) the maximum floor space ratio is 5.00 for manufacturing uses, transportation and storage uses, wholesaling – class A, wholesaling – class B, and artist studio – class B;
- (b) the maximum floor space ratio for production or rehearsal studio, office uses and all other uses combined is 2.50, or 3.00 in a building existing as of May 2, 2017, except that:
  - (i) the maximum floor space ratio for office uses and all other uses combined is 1.00, or 1.50 in a building existing as of May 2, 2017,
  - (ii) the floor area for office uses must not exceed 25% of the gross floor area of all principal and accessory uses combined, or 33.3% in a building existing as of May 2, 2017,
  - (iii) the floor area for retail uses, including accessory retail use, must not exceed 500 m<sup>2</sup>,
  - (iv) the floor area for restaurant – class 1 must not exceed 150 m<sup>2</sup>, and
  - (v) the floor area for a lounge use accessory to brewing or distilling must not exceed:
    - (A) 80 m<sup>2</sup> for any portion of the lounge use located within the principal building, and
    - (B) 80 m<sup>2</sup> for any portion of the lounge use located outside the principal building.

##### 3.1.2 Building Form and Placement

| Regulations                     | I-4    |
|---------------------------------|--------|
| 3.1.2.1 Maximum building height | 30.5 m |
| 3.1.2.2 Minimum rear yard depth | 3.1 m  |

##### Rear Yard

3.1.2.3 Despite the minimum rear yard depth in section 3.1.2.2 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.



- 3.1.2.4 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that:
- (a) the site is located within an area where rear access to the site and adjacent sites is not likely to be required; and
  - (b) the site is sufficiently large to provide adequate open space.

## 4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

### 4.1 Computation of Floor Area

4.1.1 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.

4.1.2 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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof, which are located:
  - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
  - (ii) above the base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas for the social and recreational enjoyment of employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
  - (i) the total area being excluded does not exceed the lesser of 20% of the permitted floor area or 100 m<sup>2</sup>, and
  - (ii) in the case of a child day care facility, the Director of Planning is satisfied that there is a need for a child day care facility in the building or in the immediate neighbourhood; and
- (e) storage area associated with an artist studio – class B where the storage area is provided below the base surface, to a maximum exclusion of 20 m<sup>2</sup> for each artist studio – class B.