



City of Vancouver *Planning By-law Administration Bulletins*

Planning, Urban Design and Sustainability Department

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ADMINISTRATION OF CREATIVE PRODUCTS MANUFACTURING (CPM) USES – RAILTOWN I-4 (HISTORICAL INDUSTRIAL) DISTRICT

Authority - Director of Planning
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1 Introduction

This bulletin clarifies the administration of the I-4 District Schedule regarding Creative Products Manufacturing (CPM) being included as an outright approved use in the I-4 (Historical Industrial) zone. This bulletin is limited to the I-4 District Schedule; other I Districts are not subject to the guidelines outlined herein.

2 Background

The Railtown I-4 Zoning Amendments were adopted by Council in May 2017. The I-4 District Schedule includes a new manufacturing use “Creative Products Manufacturing” or “CPM” as an outright approved use. This was in response to the changing methods of production in Railtown and to maintain industrial lands by creating a new manufacturing use that better reflects the current economy.

3 Synopsis of CPM Uses

3.1 What is a CPM and why do we have them?

The I-4 zoning is designed 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. Within the District Schedule, there are a number of outright uses that are meant to meet the land use objectives for Railtown, including the continued evolution of creative uses that contribute to this growing creative hub.

CPM is included as an outright use in the manufacturing category and is defined *as the creation, development, prototyping, and ancillary marketing of products produced in a physical or digital form that are a result of a customised design process*. The intent of the CPM use is to:

- (a) honour the intent of maintaining industrial uses;
- (b) support Railtown’s evolving creative economy; and
- (c) allow for customized design products in physical or digital form.

CPM differs from the existing Manufacturing definition in that it accommodates design and prototyping activities that result in a customised product, which may include the use of digital technology, without requiring large-scale production on-site. CPM is not intended to include general office space space for companies undertaking production in another location.

3.2 What are some examples of CPM?

CPM uses are a result of customised, limited-quantity production, which includes industrial start-ups and highly specialised local producers and makers that produce a range of goods. Examples of CPM uses include clothing design, furniture design, industrial product design, technological equipment design, and virtual product design including website and software design and other similar uses. Architecture, landscape architecture and interior design are not included.

4 Land Use and Business License Requirements

All businesses require a current business license. Applicants wishing to apply for a business license for a use that would qualify as CPM should first visit the Development Services Enquiry Centre to determine if their use is approved under zoning. Applicants applying for a use that would qualify as CPM would apply for the business license category that matches that use (i.e. clothing design). Business licenses for CPM uses need to be reviewed carefully based on the District Schedule definition and analysis of the intended activities in the space. Staff will continue to monitor and adjust the administration of CPM uses as the amendments to the I-4 zone continue to be implemented.

In order to consider the business license, an operational letter (e.g. description of operation, hours of operation, name of operator, relaxation rational if applicable for elements like parking) and preliminary floor plans are required. Floor plans should show how the floor space is being used and include the furniture layout (e.g. office area for design work and open area for production, prototyping and equipment area). This material would be required after review by the Development Services Enquiry Centre.

Outright uses, such as CPM under the I-4 District Schedule typically do not require a Development Permit application unless it requires a parking relaxation. In zones where CPM is a conditional use, a full Development Permit application will be required. Development Permit applications are reviewed by the Development Review Branch (by appointment). There is no guarantee of approval when an application goes through the Development Permit process.

5 Building Code Requirements

There are different scenarios where a building code review and possible upgrades are required to ensure the health, safety and accessibility of the occupants. When work is carried out to an existing building, the Building By-law requires that the building be upgraded to an “acceptable” level. However, in cases where no physical alterations are proposed, a change in major occupancy such as manufacturing to office use will require building upgrades. Upgrade levels are based on the scope of work as well as the change of major occupancy classification. Applicants are encouraged to consult a design professional with building code knowledge. Please refer to the Building Permit Review Branch for more information.

6 Parking Requirements

The Parking By-law states that required parking and loading must be provided on site or on another site through an off-site parking covenant. Alternatively, additional Class A bicycle parking can be provided. An outright use that triggers additional parking will require a Development Permit Application.

7 Contacts and Links

- [I-4 District Schedule](#)
- [Creative Product Manufacturing Definition](#)
- [Zoning and Development Bylaw](#)
- [Business Licenses](#)
- [Permit Appointments](#)
- [Development and Building Permit Services Centre](#)
- [Parking Bylaw](#)