

BY-LAW NO. 13898

**A By-law to amend
Zoning and Development By-law No. 3575
Regarding the Industrial Modernization and Intensification Framework**

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 strikes out the definition in column 2 for Artist Studio – Class B and substitutes the following:

“The use of premises for the production of:

- (a) performing arts including drama, dance and live music involving electronically amplified sound;
- (b) moving or still photography (excluding video) involving on-site film processing; or
- (c) paintings, drawings, pottery, or sculpture involving the use of fibreglass, epoxy and other toxic or hazardous materials or 1 or more of the following processes: welding, woodworking, spray painting, silk screening or fired ceramics.”

3. In section 1.1 of the I-2 District Schedule, Council strikes out the map titled “Map 1: Sub-Area A and Sub-Area B in the I-2 District”, and substitutes the following:



4. In section 2.1 of the I-2 District Schedule, Council:

- (a) under the heading “Office Uses”:
 - (i) in the third column of the line for “General Office”, strikes out “, 2.2.5”, and

- (ii) adds a new line under General Office as follows:

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Health Care Office	Conditional	2.2.1
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- (b) under the heading “Retail Uses”:
 - (i) in the third column of the line for “Farmers’ Market”, strikes out “2.2.6” and substitutes “2.2.5”, and
 - (ii) in the third column of the line for “Retail Store”, strikes out “2.2.7” and substitutes “2.2.6”;
- (c) under the heading “Transportation and Storage Uses”:
 - (i) in the third column of the line for “Booming Ground”, strikes out “, 2.2.8”, and
 - (ii) in the third column of the line for “Bulk Storage Data”, adds “, 2.2.7” after “2.2.1”;
- (d) under the heading “Utility and Communication Uses”:
 - (i) in the third column of the line for “Public Utility”, strikes out “2.2.9” and substitutes “2.2.8”, and
 - (ii) in the third column of the line for “Waste Disposal Facility”, strikes out “2.2.10” and substitutes “2.2.9”;
- (e) under the heading “uncategorized”:
 - (i) in the third column of the line for “Accessory Buildings, customarily ancillary to any use listed in this section 2.1”, strikes out “2.2.11” and substitutes “2.2.10”,
 - (ii) in the third column of the line 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 “2.2.12” and substitutes “2.2.11”, and
 - (iii) in the third column of the line 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”.

5. In section 2.2 of the I-2 District Schedule, Council:

- (a) strikes out section 2.2.5; and
- (b) renumbers sections 2.2.6 through 2.2.13 as sections 2.2.5 through 2.2.12, respectively.

6. In section 3.1.1 of the I-2 District Schedule, Council:

- (a) strikes out sections 3.1.1.1(a) and 3.1.1.1(b) and substitutes the following:
 - “(a) the maximum floor space ratio is 3.00 for:
 - (i) artist studio – class B,
 - (ii) manufacturing uses,
 - (iii) 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,

- (iv) transportation and storage uses,
 - (v) utility and communication uses, and
 - (vi) wholesale uses; and”;
- (b) renumbers section 3.1.1.1(c) as section 3.1.1.1(b);
- (c) in section 3.1.1.1(b)(ii), adds “and health care office combined” after “general office”; and
- (d) strikes out section 3.1.1.2 and substitutes the following:
- “3.1.1.2 Despite section 3.1.1.1 above, the Director of Planning may increase the permitted floor space ratio by an additional floor space ratio of up to 0.35, if:
- (a) the greater of a floor space ratio of 0.10 or 93 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.”.

7. In section 3.1.2 of the I-2 District Schedule, Council:

- (a) in section 3.1.2.4(a), strikes out “6.0” and substitutes “6.1”;
- (b) renumbers sections 3.1.2.6, 3.1.2.7, and 3.1.2.8 as sections 3.1.2.7, 3.1.2.8, and 3.1.2.9, respectively; and
- (c) adds a new section 3.1.2.6 as follows:

“3.1.2.6 Despite sections 3.1.2.1 and 3.1.2.5 above, the Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 36.5 m if the permitted floor space ratio is increased pursuant to section 3.1.1.2 above and the Director of Planning or Development Permit Board considers:

 - (a) the relationship of the development with nearby residential districts;
 - (b) the impact of the height, bulk and siting of the building on daylight access and visual privacy of developments in nearby residential districts; and

- (c) the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.”.

8. In section 3.2.1 of the I-2 District Schedule, Council:

- (a) strikes out sections 3.2.1.1(a) and 3.2.1.1(b) and substitutes the following:

- “(a) the maximum floor space ratio is 3.00 for:

- (i) artist studio – class B,
- (ii) manufacturing uses, except for creative products manufacturing,
- (iii) 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,
- (iv) transportation and storage uses,
- (v) utility and communication uses, and
- (vi) wholesale uses;

- (b) the maximum floor space ratio is 1.00 for creative products manufacturing;”;

- (b) in section 3.2.1.1(c), strikes out “sections 3.2.1.1(a) and 3.2.1.1(b)(i) above” and substitutes “section 3.2.1.1(a);”;
- (c) in section 3.2.1.1(d)(ii), adds “and health care office combined” after “general office”;
- (d) strikes out section 3.2.1.2 and renumbers section 3.2.1.3 as section 3.2.1.2; and
- (e) in section 3.2.1.2, strikes out “which may include up to 3.00” and substitutes “which may not include more than 3.00”.

9. In section 3.2.2.9(a) of the I-2 District Schedule, Council strikes out “6.0” and substitutes “6.1”.

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

ENACTED by Council this 23rd day of January, 2024

Signed _____ “Ken Sim”
Mayor

Signed _____ “Katrina Leckovic”
City Clerk