

**BY-LAW NO. 14277**

**A 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”:

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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”:

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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”:

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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”:

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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”:

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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”:

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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 11<sup>th</sup> day of March, 2025

Signed \_\_\_\_\_ "Ken Sim"  
Mayor

Signed \_\_\_\_\_ "Katrina Leckovic"  
City Clerk