

M-1A District Schedule

1 Intent

The intent of this Schedule is to permit industrial and other uses that are generally incompatible with residential land use but are beneficial in that they provide industrial employment opportunities or serve a useful or necessary function in the city.

It is the intent, however, to permit these uses in a manner which achieves an acceptable level of compatibility with adjacent residential districts and to not permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and to compliance with section 2.3 and the regulations of this Schedule, the uses noted in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

None.

2.3 Conditions of Use -- Not Applicable.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law including section 3.3.3 and the additional regulations in section 11.3 of this By-law, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2., subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the submission of any advisory group, property owner or tenant;
- (c) the provision of appropriate landscaping; and
- (d) the design character and choice of building material in relation to adjoining residential districts.

3.2 Uses

- 3.2.A
 - Accessory Buildings to any of the uses listed in this Schedule.
 - Accessory Uses to any of the uses listed in this Schedule.

3.2.AG [Agricultural]

- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]

- Artist Studio – Class A, provided that the use must not be combined with a Residential Unit, the change of use must only apply to floor area existing as of February 26, 2013, and any additions are limited to no more than 10 percent of existing floor area.
- Artist Studio - Class B, subject to the provisions of section 11.18 of this By-law, and provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area.
- Arts and Culture Indoor Event.
- Billiard Hall.
- Bowling Alley.
- Club.

- Community Centre or Neighbourhood House.
- Fitness Centre.
- Hall.
- Park or Playground.
- Rink.
- Swimming Pool.
- Theatre.

3.2.D • Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
- Residential Unit associated with and forming an integral part of an Artist Studio - Class B, subject to the provisions of section 11.19 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Detoxification Centre.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.

3.2.M [Manufacturing]

- Bakery Products Manufacturing.
- Batteries Manufacturing.
- Chemicals or Chemical Products Manufacturing - Class B.
- Clothing Manufacturing.
- Dairy Products Manufacturing.
- Electrical Products or Appliances Manufacturing.
- Food or Beverage Products Manufacturing - Class B.
- Furniture or Fixtures Manufacturing.
- Ice Manufacturing.
- Information Communication Technology Manufacturing.
- Jewellery Manufacturing.
- Leather Products Manufacturing.
- Machinery or Equipment Manufacturing.
- Metal Products Manufacturing - Class B.
- Miscellaneous Products Manufacturing - Class B.
- Motor Vehicle Parts Manufacturing.
- Non-metallic Mineral Products Manufacturing - Class A.
- Non-metallic Mineral Products Manufacturing - Class B.
- Paper Products Manufacturing.
- Plastic Products Manufacturing.
- Printing or Publishing.
- Rubber Products Manufacturing.
- Shoes or Boots Manufacturing.
- Textiles or Knit Goods Manufacturing.
- Tobacco Products Manufacturing.
- Transportation Equipment Manufacturing.

- Wood Products Manufacturing - Class B.
- 3.2.O [Office]
- Office Uses.
- 3.2.P [Parking]
- Parking Uses.
- 3.2.R [Retail]
- Farmers’ Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
 - Furniture or Appliance Store.
 - Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.
 - Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
 - Grocery or Drug Store.
 - Grocery Store with Liquor Store.
 - Liquor Store.
 - Public Bike Share.
 - Retail Store.
 - Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.
 - Vehicle Dealer.
- 3.2.S [Service]
- Animal Clinic.
 - Auction Hall.
 - Barber Shop or Beauty Salon.
 - Beauty and Wellness Centre.
 - Catering Establishment.
 - Drive-through Service.
 - Funeral Home.
 - Laboratory.
 - Laundromat or Dry Cleaning Establishment.
 - Laundry or Cleaning Plant.
 - Motor Vehicle Repair Shop.
 - Motor Vehicle Wash.
 - Neighbourhood Public House.
 - Photofinishing or Photography Laboratory.
 - Photofinishing or Photography Studio.
 - Print Shop.
 - Production or Rehearsal Studio.
 - Repair Shop - Class A.
 - Repair Shop - Class B.
 - Restaurant - Class 1.
 - Restaurant - Drive-in.
 - School - Arts or Self-Improvement.
 - School - Business.
 - School - Vocational or Trade.
 - Sign Painting Shop.
 - Work Shop.

3.2.T [Transportation and Storage]

- Cold Storage Plant.
- Mini-storage Warehouse.
- Packaging Plant.
- Storage Warehouse.
- Storage Yard, provided it is enclosed by a suitable fence which is painted and neatly maintained at all times.
- Truck Terminal or Courier Depot.

3.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

3.2.W [Wholesale]

- Cardlock Fuel Station.
- Lumber and Building Materials Establishment.
- Wholesaling - Class A.
- Wholesaling - Class B.

3.2.Z • Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

3.3.1 No use listed in section 3.2 of this Schedule shall involve the bulk storage of vegetable oil or fat; fish oil or meal; lime; fertilizer; explosives; matches; or, except for a full serve or split island gasoline station and a Cardlock fuel station, compressed gas, petroleum, coal tar products or derivatives.

3.3.2 No use listed in section 3.2 of this Schedule shall involve the keeping of live animals except:
(a) laboratory;
(b) retail store;
(c) animal clinic.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations.

4.1 Site Area -- Not Applicable.

4.2 Frontage -- Not Applicable.

4.3 Height

4.3.1 The maximum height of a building shall be 18.3 m.

4.4 Front Yard

4.4.1 No front yard shall be required, except that where the adjoining site is in an R district, a front yard with a minimum depth of 3.0 m shall be provided and landscaped to the satisfaction of the Director of Planning or the Development Permit Board, as the case may be.

4.5 Side Yards

4.5.1 No side yard shall be required, except that where the site adjoins, without the intervention of a lane, a site located in an R district, in which case the following side yard requirements apply:

- (a) where the adjoining site is in an RM district, a side yard with a minimum width of 1.5 m shall be provided adjoining the RM district;
- (b) in all other cases, a side yard with a minimum width of .9 m shall be provided, except in the case of a corner site in which case an exterior side yard need not be provided.

4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided and landscaped to the satisfaction of the Director of Planning or the Development Permit Board, as the case may be, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.2 The Director of Planning or the Development Permit Board, as the case may be, may waive the requirement to provide a rear yard where he is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required and the site is sufficiently large to provide adequate open space.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 5.0, subject to the following:

- (a) the floor area in retail uses, including accessory retail, shall not exceed 1 000 m².

4.7.2 The following shall be included in the computation of floor space ratio:

- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

4.7.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) roof decks if the Director of Planning first considers:
 - (i) the design of landscape treatments;
 - (ii) the effect on privacy and overlook; and
 - (iii) all applicable Council policies and guidelines.

- (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 so used which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (d) amenity areas for the social and recreational enjoyment of residents and 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 shall not exceed the lesser of 20 percent of the permitted floor space, or 100 m²; and
 - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the building or in the immediate neighbourhood; and
- (e) storage space associated with an artist studio - class B where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each artist studio - class B.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight -- Not Applicable.

5 Relaxation of Regulations -- Not Applicable.