

HA-2

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The Gastown Historic Area is the site of the old Granville Townsite, and it is from this area that the City of Vancouver developed and grew. The intent of this schedule is to recognize the area's special status and to ensure the maintenance of Gastown's "turn of the century" historical and architectural character.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the the HA-2 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
Agricultural Uses		
Urban Farm - Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio	Conditional	2.2.1
Arts and Culture Event	Outright	2.2.2, 2.2.3, 2.2.4
Fitness Centre	Conditional	2.2.1
Hall	Conditional	2.2.1
Library	Conditional	2.2.1
Museum or Archives	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
Swimming Pool	Conditional	2.2.1
Theatre	Conditional	2.2.1
Zoo or Botanical Garden	Conditional	2.2.1
Dwelling Uses		
Dwelling Uses	Conditional	
Institutional Uses		
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School - Elementary or Secondary	Conditional	2.2.1
School - University or College	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Conditional	2.2.1
Clothing Manufacturing	Conditional	2.2.1
Jewellery Manufacturing	Conditional	2.2.1
Office Uses		
Office Uses	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Parking Uses		
Parking Uses	Conditional	
Retail Uses		
Cannabis Store	Conditional	2.2.1
Farmers' Market	Conditional	2.2.5
Furniture or Appliance Store	Conditional	2.2.1
Grocery or Drug Store	Outright	2.2.2, 2.2.3, 2.2.4
Grocery or Drug Store, not permitted as an outright approval use	Conditional	2.2.1
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store	Outright	2.2.2, 2.2.3, 2.2.4
Retail Store, not permitted as an outright approval use	Conditional	2.2.1
Small-Scale Pharmacy	Conditional	2.2.1
Vehicle Dealer	Conditional	2.2.1
Service Uses		
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Conditional	2.2.1
Beauty and Wellness Centre	Conditional	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1
Cabaret	Conditional	2.2.1
Catering Establishment	Conditional	2.2.1
Hotel	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1
Laundry or Cleaning Plant	Conditional	2.2.1
Neighbourhood Public House	Conditional	
Photofinishing or Photography Laboratory	Conditional	2.2.1
Photofinishing or Photography Studio	Conditional	2.2.1
Print Shop	Conditional	2.2.1
Production or Rehearsal Studio	Conditional	2.2.1
Repair Shop - Class B	Conditional	2.2.1
Restaurant - Class 1	Outright	2.2.3, 2.2.4

Use	Approval	Use-Specific Regulations
Restaurant - Class 1, not permitted as an outright approval use	Conditional	
Restaurant - Class 2	Conditional	
School - Arts or Self-Improvement	Conditional	2.2.1
School - Business	Conditional	2.2.1
School - Vocational or Trade	Conditional	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Sign Painting Shop	Conditional	2.2.1
Wedding Chapel	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Wholesale Uses		
Lumber and Building Materials Establishment	Conditional	2.2.1
Wholesaling - Class A	Conditional	2.2.1
Wholesaling - Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.1
Accessory Uses, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.1
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1, 2.2.6
Deposition or extraction of material, which alters the configuration of the land	Conditional	2.2.1
Live-Work Use	Conditional	2.2.1, 2.2.7

2.2 Use-Specific Regulations

- 2.2.1 All non-dwelling conditional approval uses listed in section 2.1 of this schedule must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) outdoor eating area in combination with a grocery or drug store, or retail store, subject to any conditions that the Director of Planning considers necessary, having regard to the area and location of the eating area with respect to adjoining sites, the hours of operation and the intent of this schedule;

- (e) parking and loading facilities;
- (f) public bike share; and
- (g) restaurant,

except that the Director of Planning may vary these conditions for restaurant and refreshment facilities and retail uses, and the Director of Planning may impose any conditions that the Director of Planning considers necessary, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group.

2.2.2 All non-dwelling outright approval uses listed in section 2.1 of this schedule must be carried on wholly within a completely enclosed building, other than the following:

- (a) arts and culture event;
- (b) display of flowers, plants, fruits and vegetables;
- (c) outdoor eating area in combination with a cabaret, grocery or drug store, or retail store, subject to any conditions that the Director of Planning considers necessary, having regard to the area and location of the eating area with respect to adjoining sites, the hours of operation and the intent of this schedule;
- (d) parking and loading facilities; and
- (e) restaurant and refreshment facilities,

except that the Director of Planning may vary these conditions for restaurant and refreshment facilities and retail uses, and the Director of Planning may impose any conditions that the Director of Planning considers necessary, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group.

2.2.3 For outright approval uses, despite the provisions of Section 4 of this by-law, any and all proposed alterations or changes to the exterior treatment or appearance of any building or structure or change of use requires the approval of the Director of Planning after consultation with any Council approved advisory group for the area.

2.2.4 All outright approval uses are limited to:

- (a) the ground floor only, which does not include a basement;
- (b) a maximum gross floor area of 500 m²; and
- (c) a maximum frontage of 10.7 m.

2.2.5 Farmers' market may be permitted if the Director of Planning or Development Permit Board 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 Any other use that is not specifically listed and defined as a use in [Section 2](#) of this by-law may be permitted 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.
- 2.2.7 For live-work use, any development permit issued must stipulate as permitted uses:
- (a) dwelling unit;
 - (b) general office, health care office, barber shop or beauty salon, photofinishing or photography studio, or artist studio - class A; and
 - (c) dwelling unit in combination with any use listed in [2.2.7\(b\)](#) above.

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 There is no maximum floor space ratio in this district.

3.1.2 Building Form and Placement

Regulations	HA-2
3.1.2.1 Minimum building height	12.2 m
3.1.2.2 Maximum building height	22.9 m

Building Height

3.1.2.3 The Director of Planning or Development Permit Board may increase or decrease the maximum or minimum building height if the Director of Planning or Development Permit Board consults with any Council approved advisory group for the area and considers:

- (a) the height, bulk and location of the building and its impact on the site, surrounding buildings and streets, and existing views;
- (b) the impact of overall design on the general amenity of the area; and
- (c) the intent of this schedule.

4 GENERAL REGULATIONS

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

4.1 Horizontal Angle of Daylight

- 4.1.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.1.2 For the purposes of section 4.1.1 above, habitable room means any room except a bathroom or kitchen.
- 4.1.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.1.4 The plane or planes referred to in section 4.1.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.1.5 An obstruction referred to in section 4.1.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.1.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning considers all applicable Council policies and guidelines;
 - (b) the minimum distance of unobstructed view is at least 2.4 m; and
 - (c) the building is listed on the Heritage Register or, in the opinion of the Director of Planning, the building has sufficient heritage value or heritage character to justify its conservation.