

M-1B District Schedule

1 Intent

The intent of this Schedule is to provide an industrial district schedule that permits industrial and other related uses under conditions designed to minimize conflicts with adjacent or nearby residential uses. The Schedule is also intended to discourage uses that are not related to the industrial sector. While certain commercial and office uses are permitted as either outright or conditional uses, the type and scale of non-industrial uses is restricted.

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

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) not applicable; [Location]
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 10 percent of the total area of the site.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that the total area of all accessory uses is not greater than 25 percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public, except for accessory uses associated with an Artist Studio is separated by a wall from the floor area in other uses.

2.2.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.
- Arts and Culture Indoor Event.

2.2.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, on a site not less than 61.0 m from any R district.
- Metal Products Manufacturing - Class B, on a site not less than 61.0 m from any R district.
- Miscellaneous Products Manufacturing - Class B.
- Motor Vehicle Parts Manufacturing, on a site not less than 61.0 m from any R district.
- Paper Products Manufacturing.
- Printing or Publishing.
- Rubber Products Manufacturing, but including tire retreading only.
- Shoes or Boots Manufacturing.
- Textiles or Knit Goods Manufacturing, on a site not less than 61.0 m from any R district.
- Tobacco Products Manufacturing.
- Transportation Equipment Manufacturing, on a site not less than 61.0 m from any R district.
- Wood Products Manufacturing - Class B.

2.2.R [Retail]

- Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.

2.2.S [Service]

- Catering Establishment.
- Laundry or Cleaning Plant.
- Motor Vehicle Repair Shop.
- Photofinishing or Photography Laboratory.
- Production or Rehearsal Studio.
- Repair Shop - Class A.
- Sign Painting Shop.
- Work Shop

2.2.T [Transportation and Storage]

- Cold Storage Plant.
- Packaging Plant.

2.2.W [Wholesale]

- Wholesaling - Class A.

2.3 Conditions of Use

2.3.1 No use listed in section 2.2 of this Schedule shall involve the bulk storage of vegetable oil or fat; animal oil or fat; fish oil or meal; fish; grain; sugar; hops; wax; scrap or waste materials; lime; fertilizers; explosives; ammunition; fireworks; flares; industrial chemicals; acids; paint; varnish; fungicides; pesticides; radioactive material; or, except for a full serve gasoline station, compressed gas, petroleum, coal tar products or derivatives.

2.3.2 No use listed in section 2.2 of this Schedule shall involve the storage of goods or materials or the placement of machinery or of refuse or garbage receptacles other than within a wholly enclosed building unless adequately screened from view from any adjacent arterial street or R district, or any R district across an adjacent street or lane, by a wall, fence or by landscaping that is acceptable to the Director of Planning.

2.3.3 No use listed in section 2.2 of this Schedule shall involve the storage of goods or materials other than within a wholly enclosed building unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access. Such fencing is to be neatly maintained at all times.

2.3.4 No use listed in section 2.2 of this Schedule shall use required parking or loading spaces, manoeuvring aisles and the like for the storage of goods or materials or the placement of machinery or of refuse or garbage receptacles.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

- 3.2.A
- Accessory Buildings to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
 - Accessory Uses to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of 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 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.

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.
- Public Authority Use.
- Social Service Centre.

3.2.M [Manufacturing]

- Machinery or Equipment Manufacturing, other than as provided for in section 2.2.M of this Schedule.

- Metal Products Manufacturing - Class B, other than as provided for in section 2.2.M of this Schedule.
 - Motor Vehicle Parts Manufacturing, other than as provided for in section 2.2.M of this Schedule.
 - Plastic Products Manufacturing.
 - Rubber Products Manufacturing, other than as provided for in section 2.2.M of this Schedule.
 - Textiles or Knit Goods Manufacturing, other than as provided for in section 2.2.M of this Schedule.
 - Transportation Equipment Manufacturing, other than as provided for in section 2.2.M of this Schedule.
- 3.2.O [Office]
- General office, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies.
- 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.*
 - Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
 - Public Bike Share.
- 3.2.S [Service]
- Laboratory.
 - Motor Vehicle Wash.
 - Print Shop.
 - Restaurant - Class 1 catering primarily to the needs of employees in the area, provided it does not exceed a maximum gross floor area of 100 m².
 - School - Business.
 - School - Vocational or Trade.
- 3.2.T [Transportation and Storage]
- Aircraft Landing Place.
 - Mini-storage Warehouse.
 - Storage Warehouse.
 - Storage Yard.
 - Truck Terminal or Courier Depot.
 - Weighing or Inspection Station.
 - Works Yard.
- 3.2.U [Utility and Communication]
- Public Utility.
 - Radiocommunication Station.
 - Recycling Depot.
- 3.2.W [Wholesale]
- Cardlock Fuel Station.
 - Lumber and Building Materials Establishment.

- 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 Director of Planning considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.
- Any other use which is not specifically listed in this District Schedule and which was a legally conforming use prior to August 12, 1980.

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; animal oil or fat; fish oil or meal; fish; grain; sugar; hops; wax; scrap or waste material; lime; fertilizer; explosives; ammunition; fireworks; flares; industrial chemicals; acids; paint; varnish; fungicides; pesticides; radioactive material; or, except for a 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 storage of goods or materials or the placement of machinery or of refuse or garbage receptacles other than within a wholly enclosed building unless adequately screened from view from any adjacent arterial street or R district, or any R district across an adjacent street or lane, by a wall, fence or by landscaping that is acceptable to the Director of Planning.

3.3.3 No use listed in section 3.2 of this Schedule shall involve the storage of goods or materials other than within a wholly enclosed building unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access. Such fencing is to be neatly maintained at all times.

3.3.4 No use listed in section 3.2 of this Schedule shall use required parking or loading spaces, manoeuvring aisles and the like for the storage of goods or materials or the placement of machinery or of refuse or garbage receptacles.

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

4.1.1 The minimum site area shall not be less than 6 000 m². The Director of Planning may relax the minimum site area requirement as provided for in section 5.1 of this Schedule.

4.2 Frontage – Not Applicable.

4.3 Height

4.3.1 The maximum height of a building shall be 12.2 m.

4.4 Front Yard and Setback

4.4.1 No front yard shall be required.

4.4.2 A setback shall be required, subject to the provisions of section 11.3 of this By-law.

4.5 Side Yards and Setback

- 4.5.1 No side yard shall be required, except that where a side yard is provided although not required, or where the site fronts onto a major street requiring a landscaped setback, or where the site adjoins, without the intervention of a lane, a site located in an R district, the following side yard requirements shall apply:
- (a) a side yard with a minimum width of 10 percent of the site frontage shall be provided, such side yard to be not less than 1.5 m but need not exceed 6.1 m.
- 4.5.2 A setback shall be required, subject to the provisions of section 11.3 of this By-law.

4.6 Rear Yard and Setback

- 4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, 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 ultimate centre line of the lane. The Director of Planning may relax the minimum rear yard requirement as provided for in section 5.3 of this Schedule.
- 4.6.2 A setback shall be required, subject to the provisions of section 11.3 of this By-law.

4.7 Floor Space Ratio

- 4.7.1 The floor space ratio shall not exceed 1.50, subject to the following:
- (a) the floor area in retail uses, including accessory retail, shall not exceed 1 000 m²;
- (b) the Director of Planning may relax the maximum floor space ratio as provided for in section 5.4 of this Schedule; and
- (c) the floor area in general office use shall not exceed 235 m² or 25 percent of the total gross floor area of all principal and accessory uses combined, whichever is greater, except that floor area in general office use exceeding 25 percent of total gross floor area shall be permitted only on lots on record in the Land Title Office for Vancouver prior to November 21, 1989.
- 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.

4.11 Vertical Angle of Daylight -- Not Applicable.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the minimum site area requirements of section 4.1 with respect to any of the uses permitted in this Schedule, provided the Director of Planning considers the intent of this Schedule and all policies and guidelines adopted by Council, and provided that in no case shall the minimum site area be less than 3,100 m² unless comprised of one or more smaller parcels on record in the Land Title Office for Vancouver as of August 12, 1980.

5.2 The Director of Planning may permit an increase in the maximum height prescribed in section 4.3.1, provided the Director of Planning first considers:

- (a) all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas; and
- (b) the bulk, location and overall design of the building and its effect on the site, surrounding buildings, streets and views.

5.3 The Director of Planning may waive the requirement to provide a rear yard where the Director of Planning 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.

5.4 The Director of Planning may permit an increase in the maximum floor space ratio to any figure between 1.50 to 2.00 provided the Director of Planning first considers:

- (a) all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas; and
- (b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings, streets and views.

