

HA-3

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The Yaletown Historic Area is a compact warehouse district developed in the early 1900s. Its special character is created by the collection of buildings, constructed of heavy timber, brick and concrete, and the narrow streets. The massing of buildings, built property line to property line, together with the similarities of style and exterior finishes give Yaletown its unique, homogeneous character.

The intent of this schedule is to encourage the conversion and renovation of existing warehouse buildings and the construction of compatible new buildings, to produce a more contemporary mix of commercial, industrial and dwelling uses, and to introduce more activity-oriented uses into this area. Emphasis is placed on requiring the external design of buildings to follow the proportions, rhythm and details of the predominant circa 1900 architectural features, whether renovating or constructing a new building.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the HA-3 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, 2.2.2
Cultural and Recreational Uses		
Arcade	Conditional	2.2.1, 2.2.2, 2.2.3
Artist Studio - Class A	Outright	2.2.1, 2.2.2, 2.2.4
Artist Studio - Class B	Conditional	2.2.1, 2.2.2
Arts and Culture Event	Outright	2.2.1, 2.2.2, 2.2.4
Billiard Hall	Outright	2.2.1, 2.2.2, 2.2.4
Bowling Alley	Outright	2.2.1, 2.2.2, 2.2.4
Club	Outright	2.2.1, 2.2.2, 2.2.4
Community Centre or Neighbourhood House	Outright	2.2.1, 2.2.2, 2.2.4
Fitness Centre	Outright	2.2.1, 2.2.2, 2.2.4
Hall	Outright	2.2.1, 2.2.2, 2.2.4
Library	Outright	2.2.1, 2.2.2, 2.2.4
Museum or Archives	Outright	2.2.1, 2.2.2, 2.2.4
Park or Playground	Conditional	2.2.2, 2.2.5

Use	Approval	Use-Specific Regulations
Rink	Outright	2.2.1, 2.2.2, 2.2.4
Swimming Pool	Outright	2.2.1, 2.2.2, 2.2.4
Theatre	Outright	2.2.1, 2.2.2, 2.2.4
Zoo or Botanical Garden	Conditional	2.2.1, 2.2.2, 2.2.6
Dwelling Uses		
Dwelling Uses, other than Seniors Supportive or Independent Living Housing	Outright	2.2.2, 2.2.4, 2.2.7
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio - Class B	Conditional	2.2.2
Seniors Supportive or Independent Living Housing	Conditional	2.2.2
Institutional Uses		
Ambulance Station	Conditional	2.2.1, 2.2.2, 2.2.8
Child Day Care Facility	Conditional	2.2.1, 2.2.2, 2.2.9
Church	Outright	2.2.1, 2.2.2, 2.2.4
Community Care or Assisted Living Facility - Class B	Conditional	2.2.1, 2.2.2
Detoxification Centre	Conditional	2.2.1, 2.2.2, 2.2.9
Group Residence	Conditional	2.2.1, 2.2.2
Hospital	Conditional	2.2.1, 2.2.2, 2.2.10
Public Authority Use	Conditional	2.2.1, 2.2.2, 2.2.11
School - Elementary or Secondary	Conditional	2.2.1, 2.2.2, 2.2.12
School - University or College	Outright	2.2.1, 2.2.2, 2.2.4
Social Service Centre	Outright	2.2.1, 2.2.2, 2.2.4
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Chemicals or Chemical Products Manufacturing - Class B	Outright	2.2.1, 2.2.2, 2.2.4

Use	Approval	Use-Specific Regulations
Clothing Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Dairy Products Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Electrical Products or Appliances Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Food or Beverage Products Manufacturing - Class B	Outright	2.2.1, 2.2.2, 2.2.4
Furniture or Fixtures Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Jewellery Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Leather Products Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Metal Products Manufacturing - Class B	Outright	2.2.1, 2.2.2, 2.2.4
Miscellaneous Products Manufacturing - Class B	Outright	2.2.1, 2.2.2, 2.2.4
Paper Products Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Plastic Products Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Printing or Publishing	Outright	2.2.1, 2.2.2, 2.2.4
Shoes or Boots Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Textiles or Knit Goods Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Tobacco Products Manufacturing	Outright	2.2.1, 2.2.2, 2.2.4
Wood Products Manufacturing - Class B	Outright	2.2.1, 2.2.2, 2.2.4
Office Uses		
Office Uses	Outright	2.2.1, 2.2.2, 2.2.4
Parking Uses		
Parking Uses	Outright	2.2.2, 2.2.4
Retail Uses		
Cannabis Store	Conditional	2.2.1, 2.2.2
Farmers' Market	Conditional	2.2.2, 2.2.13

Use	Approval	Use-Specific Regulations
Furniture or Appliance Store	Outright	2.2.1, 2.2.2, 2.2.4
Grocery or Drug Store	Outright	2.2.2, 2.2.4
Grocery Store with Liquor Store	Conditional	2.2.1, 2.2.2, 2.2.3
Liquor Store	Conditional	2.2.1, 2.2.2, 2.2.3
Pawnshop	Conditional	2.2.1, 2.2.2, 2.2.14
Public Bike Share	Conditional	2.2.2
Retail Store	Outright	2.2.2, 2.2.4
Secondhand Store	Conditional	2.2.1, 2.2.2, 2.2.14
Shared E-Scooter System	Conditional	2.2.2
Small-Scale Pharmacy	Conditional	2.2.1, 2.2.2
Vehicle Dealer	Outright	2.2.1, 2.2.2, 2.2.4
Service Uses		
Auction Hall	Conditional	2.2.1, 2.2.2
Barber Shop or Beauty Salon	Outright	2.2.1, 2.2.2, 2.2.4
Beauty and Wellness Centre	Outright	2.2.1, 2.2.2, 2.2.4
Bed and Breakfast Accommodation	Conditional	2.2.1, 2.2.2
Catering Establishment	Outright	2.2.1, 2.2.2, 2.2.4
Hotel	Outright	2.2.1, 2.2.2, 2.2.4
Laboratory	Outright	2.2.1, 2.2.2, 2.2.4
Laundromat or Dry Cleaning Establishment	Outright	2.2.1, 2.2.2, 2.2.4
Neighbourhood Public House	Conditional	2.2.2, 2.2.15
Photofinishing or Photography Studio	Outright	2.2.1, 2.2.2, 2.2.4
Print Shop	Outright	2.2.1, 2.2.2, 2.2.4
Production or Rehearsal Studio	Outright	2.2.1, 2.2.2, 2.2.4

Use	Approval	Use-Specific Regulations
Repair Shop - Class A	Outright	2.2.1, 2.2.2, 2.2.4
Repair Shop - Class B	Outright	2.2.1, 2.2.2, 2.2.4
Restaurant - Class 1	Outright	2.2.2, 2.2.4
Restaurant - Class 2	Conditional	2.2.1, 2.2.2, 2.2.15
School - Arts or Self-Improvement	Outright	2.2.1, 2.2.2, 2.2.4
School - Business	Outright	2.2.1, 2.2.2, 2.2.4
School - Vocational or Trade	Outright	2.2.1, 2.2.2, 2.2.4
Short Term Rental Accommodation	Conditional	2.2.1, 2.2.2
Sign Painting Shop	Outright	2.2.1, 2.2.2, 2.2.4
Wedding Chapel	Conditional	2.2.1, 2.2.2
Transportation and Storage Uses		
Mini-Storage Warehouse	Conditional	2.2.1, 2.2.2
Packaging Plant	Outright	2.2.1, 2.2.2, 2.2.4
Storage Warehouse	Outright	2.2.1, 2.2.2, 2.2.4
Utility and Communication Uses		
Public Utility	Conditional	2.2.1, 2.2.2, 2.2.11
Radiocommunication Station	Outright	2.2.1, 2.2.2, 2.2.4
Wholesale Uses		
Lumber and Building Materials Establishment	Outright	2.2.1, 2.2.2, 2.2.4
Wholesaling - Class A	Outright	2.2.1, 2.2.2, 2.2.4
Wholesaling - Class B	Outright	2.2.1, 2.2.2, 2.2.4
uncategorized		
Accessory Uses, customarily ancillary to any use listed in this section 2.1, other than the sale of liquor accessory to a hotel	Outright	2.2.1, 2.2.2, 2.2.4, 2.2.16
Accessory Uses comprising the sale of liquor accessory to a hotel	Conditional	2.2.1, 2.2.2

Use	Approval	Use-Specific Regulations
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.2 , 2.2.17

2.2 Use-Specific Regulations

- 2.2.1 All non-dwelling 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) grocery store or drug store;
 - (c) farmers' market;
 - (d) neighbourhood public house;
 - (e) outdoor eating area in combination with a club, grocery or drug store, or restaurant - class 2, 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;
 - (f) park or playground;
 - (g) parking and loading facilities;
 - (h) public bike share;
 - (i) restaurant - class 1;
 - (j) retail store; and
 - (k) shared e-scooter system.
- 2.2.2 No use listed in section [2.1](#) of this schedule may involve the bulk storage of: compressed gas; cotton waste; explosives; fertilizer; fish, fish oil or meal; industrial chemicals; paints, varnishes; junk; lime; matches; petroleum, bitumen or tar products or derivatives, or other similar flammable products or materials; rags; scrap; or vegetable oil or fat.
- 2.2.3 Arcade, grocery store with liquor store, and liquor store may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses.
- 2.2.4 For outright approval uses, no portion of a parking garage at the level of a street, sidewalk or loading dock may be used for parking, except for vehicular access points or driveways, for a depth of at least 9.1 m from any building face, and this setback area may only be developed with commercial or industrial uses.

- 2.2.5 Park or playground may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to safety and the impact on the character of the area.
- 2.2.6 Zoo or botanical garden may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to the impact on the character of the area.
- 2.2.7 Dwelling uses, other than seniors supportive or independent living housing, are permitted as outright approval uses if:
- (a) residential unit associated with and forming an integral part of an artist studio is limited to artist studio - class A; and
 - (b) no portion of the first storey of a building is used for residential purposes, except for entrances to the residential portion and accessory uses to the residential portion including storage, locker and laundry areas, and communal recreation facilities.
- 2.2.8 Ambulance station may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to vehicular circulation and accessibility.
- 2.2.9 Child day care facility and detoxification centre may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to location and safety.
- 2.2.10 Hospital may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to parking and vehicular circulation and accessibility.
- 2.2.11 Public authority use and public utility may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to the category of the facility.
- 2.2.12 School - elementary or secondary may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to safety for children.
- 2.2.13 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.
- 2.2.14 Pawnshop and secondhand store may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, pedestrian amenity, number existing, social and policing impacts, hours of operation and vehicular ingress and egress.
- 2.2.15 Neighbourhood public house and restaurant - class 2 may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to parking, vehicular circulation and compatibility with surrounding uses.
- 2.2.16 Accessory uses customarily ancillary to any of the uses listed in section 2.1 of this schedule, other than a home-based business or the sale of liquor accessory to a hotel, are permitted as an outright approval use if:

- (a) the total floor area of all accessory uses does not exceed 25% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section 2.1 of this schedule; and
- (b) all accessory uses are located within the principal building.

2.2.17 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.

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 The maximum floor space ratio is 5.00, except that:

- (a) for a building existing on June 10, 1986, the floor space ratio must not exceed the greater of 5.00 or the floor space ratio existing on June 10, 1986;
- (b) the floor space ratio for dwelling uses must not exceed 3.00, and for the purposes of this section [3.1.1.1\(b\)](#), where there is a residential unit associated with and forming an integral part of an artist studio, the artist studio is also considered a dwelling use; and
- (c) the floor space ratio for non-dwelling uses must be at least 1.50 in the case of:
 - (i) new construction,
 - (ii) an addition to an existing building that increases the residential floor area: or
 - (iii) a change of use in an existing building that increases the residential floor area.

3.1.1.2 For the purposes of calculating floor space ratio in section [3.1.1.1](#) above, each square metre of parking garage above grade counts as 0.7 m².

3.1.2 Building Form and Placement

Regulations		HA-3
3.1.2.1	Maximum building height	the greater of 21.4 m or the building height existing on June 10, 1986
3.1.2.2	Front yard	not permitted
3.1.2.3	Side yard	not permitted
3.1.2.4	Rear yard	not permitted

4 GENERAL REGULATIONS

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

4.1 Computation of Floor Area

- 4.1.1 Computation of floor area must include all floors of all buildings, both above and below ground level, measured to the extreme outer limits of the buildings.
- 4.1.2 Computation of floor area must exclude:
- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
 - (c) areas of floors used for accessory off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) elevator shafts, lockers, common laundry rooms and entrance lobbies, ancillary storage located below grade and basements or cellars in existing buildings;
 - (e) amenity areas, including child day care facilities, recreation facilities and meeting rooms, provided that the areas are open to and primarily for the use of residents and employees, to a maximum area not exceeding the lesser of 20% of the total permitted floor area or 1,000 m; and
 - (f) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.2 Access to Natural Light

- 4.2.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.2.2 For the purposes of section [4.2.1](#) above, habitable room means any room except a bathroom or kitchen.

4.3 External Design

- 4.3.1 Building facades must be characterized by the following:
- (a) exterior finishing materials of masonry, excluding tile and concrete block, except that lintels, window components, and architectural features may be of other materials, as determined by the Director of Planning;
 - (b) 1 natural earth-tone colour or white as the main colour, with lintels, window components and architectural features which may be of 1 other colour compatible with the main colour and existing streetscape character or of other colours, as determined by the Director of Planning; and

- (c) the lower 4 storeys must be built to the property line while the remaining storeys may terrace back from the property lines.

4.3.2 Windows must be characterized by the following:

- (a) wood frames or alternatives of a compatible frame profile, in terms of width and thickness, resulting in a similar visual appearance;
- (b) consistent window elements repeated on each facade, where each element must comprise several glass panes in character with the existing pattern, except that the main floor may have a differing pattern of repetition;
- (c) where balconies are provided, the doors must maintain the same spacing pattern as the windows on that facade;
- (d) for renovations or additions to buildings existing on or before June 10, 1986, new windows must approximately replicate existing windows on that building;
- (e) for new construction, windows must approximately replicate windows existing as of June 10, 1986 on any 1 of the buildings in this district listed in the Vancouver Heritage Register; and
- (f) any proposals varying from the above, as may be determined by the Director of Planning.

4.3.3 Roofs must be flat except that shallow-pitched roofs may be permitted, as may be determined by the Director of Planning.

4.3.4 Mechanical equipment must be enclosed and set back so as not to be visible from street level.

4.3.5 Balconies on external walls must be recessed.

4.3.6 Main building entrances must be accentuated by any 1 of or combination of the following:

- (a) awnings made of fabric or metal;
- (b) planters;
- (c) lighting; or
- (d) any proposals varying from the above, as may be determined by the Director of Planning.

4.3.7 Decorative architectural elements may be required to be retained on renovations or additions and may be required to be provided on new construction including any 1 or more of the following:

- (a) window and door decoration;
- (b) parapets;
- (c) cornices; or
- (d) any proposals varying from the above, as may be determined by the Director of Planning.