

I-1A

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The primary intent of this schedule is to permit light industrial uses, including those with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Complementary commercial uses, including office and retail, with a particular focus on digital entertainment and information communication technology use, are also permitted, subject to the limitations in this schedule.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the I-1A 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 - Class A	Outright	2.2.2
Artist Studio - Class B	Conditional	2.2.1
Arts and Culture Event	Outright	2.2.2
Club	Outright	2.2.2
Theatre	Conditional	2.2.1
Dwelling Uses		
Dwelling Unit	Conditional	2.2.1, 2.2.3
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio - Class B	Conditional	2.2.1, 2.2.4
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Outright	2.2.2
Public Authority Use	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Outright	2.2.2
Batteries Manufacturing	Outright	2.2.2
Brewing or Distilling	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing - Class A	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing - Class B	Outright	2.2.2
Clothing Manufacturing	Outright	2.2.2
Creative Products Manufacturing	Conditional	2.2.1, 2.2.5
Dairy Products Manufacturing	Outright	2.2.2
Electrical Products or Appliances Manufacturing	Outright	2.2.2
Food or Beverage Products Manufacturing - Class A	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Food or Beverage Products Manufacturing - Class B	Outright	2.2.2
Furniture or Fixtures Manufacturing	Outright	2.2.2
Ice Manufacturing	Outright	2.2.2
Information Communication Technology Manufacturing	Outright	2.2.2
Jewellery Manufacturing	Outright	2.2.2
Leather Products Manufacturing	Outright	2.2.2
Linoleum or Coated Fabrics Manufacturing	Conditional	2.2.1
Machinery or Equipment Manufacturing	Conditional	2.2.1
Metal Products Manufacturing - Class B	Conditional	2.2.1
Miscellaneous Products Manufacturing - Class A	Conditional	2.2.1
Miscellaneous Products Manufacturing - Class B	Outright	2.2.2
Motor Vehicle Parts Manufacturing	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing - Class A	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing - Class B	Outright	2.2.2
Paper Products Manufacturing	Outright	2.2.2
Plastic Products Manufacturing	Outright	2.2.2
Printing or Publishing	Outright	2.2.2
Rubber Manufacturing	Conditional	2.2.1
Rubber Products Manufacturing	Outright	2.2.2
Shoes or Boots Manufacturing	Outright	2.2.2
Textiles or Knit Goods Manufacturing	Conditional	2.2.1
Tobacco Products Manufacturing	Outright	2.2.2
Transportation Equipment Manufacturing	Conditional	2.2.1
Vegetable Oil Manufacturing	Conditional	2.2.1
Wood Products Manufacturing - Class B	Outright	2.2.2
Office Uses		
General Office	Conditional	2.2.1
Health Care Office	Conditional	2.2.1
Health Enhancement Centre	Conditional	2.2.1
Parking Uses		
Parking Uses	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1, 2.2.6

Use	Approval	Use-Specific Regulations
Gasoline Station - Full Serve	Outright	2.2.2
Public Bike Share	Conditional	2.2.1
Shared E-Scooter System	Conditional	2.2.1
Vehicle Dealer	Conditional	2.2.1
Service Uses		
Animal Clinic or Shelter	Outright	2.2.2
Animal Services	Outright	2.2.2
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Conditional	2.2.1
Catering Establishment	Outright	2.2.2
Laboratory	Outright	2.2.2
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1
Laundry or Cleaning Plant	Outright	2.2.2
Motor Vehicle Repair Shop	Outright	2.2.2
Motor Vehicle Wash	Outright	2.2.2
Neighbourhood Public House	Conditional	2.2.1
Photofinishing or Photography Laboratory	Outright	2.2.2
Photofinishing or Photography Studio	Conditional	2.2.1
Print Shop	Conditional	2.2.1
Production or Rehearsal Studio	Outright	2.2.2
Repair Shop - Class A	Outright	2.2.2
Repair Shop - Class B	Conditional	2.2.1
Restaurant - Class 1	Conditional	2.2.1
Restaurant - Class 2	Conditional	2.2.1
School - Arts or Self-Improvement	Conditional	2.2.1
School - Business	Conditional	2.2.1
School - Vocational or Trade	Outright	2.2.2
Sign Painting Shop	Outright	2.2.2
Work Shop	Outright	2.2.2
Transportation and Storage Uses		
Aircraft Landing Place	Conditional	2.2.1
Cold Storage Plant	Outright	2.2.2
Packaging Plant	Outright	2.2.2
Storage Warehouse	Outright	2.2.2

Use	Approval	Use-Specific Regulations
Storage Yard	Conditional	2.2.1
Taxicab or Limousine Station	Conditional	2.2.1
Truck Terminal or Courier Depot	Conditional	2.2.1
Weighing or Inspection Station	Conditional	2.2.1
Works Yard	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Outright	2.2.2
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Cardlock Fuel Station	Conditional	2.2.1
Lumber and Building Materials Establishment	Outright	2.2.2
Wholesaling - Class A	Outright	2.2.2
Wholesaling - Class B	Outright	2.2.2, 2.2.7
Wholesaling - Class B, not permitted as an outright approval use	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.2, 2.2.8
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1, other than accessory retail use in combination with outright approval wholesale uses listed in this section 2.1	Outright	2.2.2, 2.2.9
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1, 2.2.10
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use or otherwise permitted as a conditional approval use	Conditional	2.2.1, 2.2.11
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1, 2.2.12
Any other use that is not specifically listed in this section 2.1 but that was a legally conforming use existing as of October 25, 1988	Conditional	2.2.1
Any outright approval use listed in this section 2.1 that does not comply with section 2.2.2 of this schedule	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 Conditional approval uses listed in section 2.1 of this schedule:

- (a) except for cardlock fuel station, public bike share, shared e-scooter system, vehicle dealer, transportation and storage uses, and outdoor eating area in combination with a neighbourhood public house or restaurant, must be carried on wholly within a completely enclosed building unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding area and adjoining non-industrial districts and, in the case of outdoor eating area, 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;
- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives, except for a cardlock fuel station; explosives, fireworks, ammunition, matches, or flares; radioactive material; or rags or cotton waste;
- (c) may involve the storage of the following only if they are wholly within a completely enclosed building: fish, fish oil or meal, animal oil or fat, or vegetable oil; fungicides, herbicides or pesticides; grain, hops or sugar; paint, varnish, oil shellac or turpentine; scrap; or toxic or corrosive chemicals or acids; and
- (d) may involve the storage of goods or materials only if they are wholly within a completely 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.

2.2.2 Outright approval uses listed in section 2.1:

- (a) except for animal clinic or shelter, animal services, arts and culture event, gasoline station - full serve, lumber and building materials establishment, and outdoor eating area in combination with a club, must be carried on wholly within a completely enclosed building, except for heating and mechanical equipment, off-street parking and loading, or other facilities or equipment that the Director of Planning considers similar to the foregoing and, in the case of outdoor eating area, 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; and
- (b) must not involve the bulk storage, pending ultimate distribution off-site, of: compressed gas, petroleum, coal tar products or derivatives, except for a gasoline station - full serve; explosives, fireworks, ammunition, matches, or flares; radioactive material; or rags or cotton waste.

2.2.3 Dwelling unit may be permitted in combination with any use listed in section 2.1 of this schedule if:

- (a) it is for a caretaker or other person similarly employed; and
- (b) such dwelling unit is considered to be essential to the operation of the business or establishment.

2.2.4 Residential unit associated with and forming an integral part of an artist studio, limited to artist studio - class B, may be permitted if:

- (a) the change of use applies to floor area existing as of May 2, 2017; and
- (b) additions are limited to a maximum of 10% of the existing floor area.

- 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.
- 2.2.6 Farmers' market may be permitted if the Director of Planning 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.
- 2.2.7 Wholesaling class - B is permitted as an outright approval use if the floor area does not exceed 1,000 m².
- 2.2.8 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) in the rear yard, and
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and
 - (c) the total floor area of an accessory building, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.
- 2.2.9 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule, other than accessory retail use in combination with outright approval wholesale uses listed in section 2.1 of this schedule, are permitted if:
- (a) the total floor area of all accessory uses, except any portion of a lounge use accessory to brewing and distilling located outside the principal building, does not exceed 33.3% of the gross floor area of the principal and accessory uses combined, unless the accessory use is permitted as an outright approval use pursuant to section 2.1 of this schedule; and
 - (b) the floor area in accessory retail use, other than accessory retail use associated with an artist studio, is separated from the floor area of all other uses, and the other uses are not accessible to the public.
- 2.2.10 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions of section 2.2.8 above.

- 2.2.11 Accessory uses customarily ancillary to any use listed in section 2.1 of this schedule that do not comply with section 2.2.8 above, may be permitted as a conditional approval use, except that accessory retail use may only be permitted in combination with manufacturing uses.
- 2.2.12 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted as a conditional approval use 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 3.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for:
 - (i) manufacturing uses,
 - (ii) transportation and storage uses,
 - (iii) utility and communication uses,
 - (iv) wholesale uses,
 - (v) service uses limited to: animal clinic or shelter, catering establishment, laboratory, laundry or cleaning plant, motor vehicle repair shop, photofinishing or photography laboratory, production or rehearsal studio, repair shop - class A, sign painting shop, and work shop, and
 - (vi) cultural and recreational uses, limited to artist studio - class B; and
- (b) the maximum floor space ratio is 1.00 for all other uses combined, except that:
 - (i) the Director of Planning may permit additional floor area to a maximum additional floor space ratio of 1.00 for all other uses combined if an equal amount of floor area is provided for uses listed in section 3.1.1.1(a) above, and
 - (ii) the floor area for a lounge use accessory to brewing or distilling must not exceed:
 - (A) 80 m² for any portion of the lounge use located within the principal building, and
 - (B) 80 m² for any portion of the lounge use located outside the principal building.

3.1.1.2 Despite section 3.1.1.1 above, the Director of Planning may increase the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum additional floor space ratio of 2.00, for:

- (a) uses listed in section 3.1.1.1(a) or above; and
- (b) digital entertainment and information communication technology,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

- 3.1.1.3 Despite section 3.1.1.2 above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.1.2 Building Form and Placement

Regulations	I-1A
3.1.2.1 Maximum building height	33.5 m
3.1.2.2 Minimum building setbacks:	
(a) from the property line adjacent to Quebec Street	1.50 m
(b) from the property line adjacent to 3rd Avenue	0.65 m
(c) from the property line adjacent to 4th Avenue	0.65 m
(d) from the property line adjacent to 5th Avenue	0.65 m
(e) from the property line adjacent to the north-south lane, running between 2nd Avenue and 5th Avenue	3.00 m
(f) from any property line adjacent to an east-west lane	0.60 m
(g) for properties on the south side of 2nd Avenue	31.70 m measured from the property line adjacent to the north side of the dedicated street

Building Height and Floor-to-Floor Height

- 3.1.2.3 The floor-to-floor height of the first floor of a building must measure at least 5.35 m, except for buildings existing as of May 2, 2017.
- 3.1.2.4 Despite the maximum building height in section 3.1.2.1 above, the height of a building must not exceed 18.3 m for:
- (a) a depth of 6.1 m, measured from a property line adjacent to Quebec Street;
 - (b) a depth of 4.5 m, measured from a property line adjacent to 2nd Avenue, 3rd Avenue, 4th Avenue or 5th Avenue; and
 - (c) a depth of 9.1 m measured from the property line adjacent to the north-south

lane running between 2nd Avenue and 5th Avenue.

- 3.1.2.5 Despite the maximum building height in section 3.1.2.1 above, the floor area of any storey located above 18.3 m in height must not exceed 65% of the floor area of the largest storey at or below 18.3 m.
- 3.1.2.6 The Director of Planning may vary the height requirements as follows:
- (a) a building existing as of May 2, 2017, may have a maximum building height of 35.0 m; and
 - (b) any floor above 18.3 m may be permitted to extend into the required upper floor setback as follows:
 - (i) on Quebec Street, the width of the building may extend up to 3.0 m into the required 6.1 m upper floor setback for up to 33.3% of the width of a building fronting the street, and
 - (ii) on 2nd Avenue, 3rd Avenue, 4th Avenue and 5th Avenue, the 4.5 m upper floor setback may be reduced for up to 33.3% of the width of a building fronting the street,
- except that:
- (iii) the floor area of any storey located above 18.3 m in height must not exceed 80% of the floor area of the largest permitted storey located at or below 18.3 m, and
 - (iv) the building must not encroach into the ground floor setbacks required in section 3.1.2.2 above.

Building Setbacks

Diagram: Building height limit along Quebec street

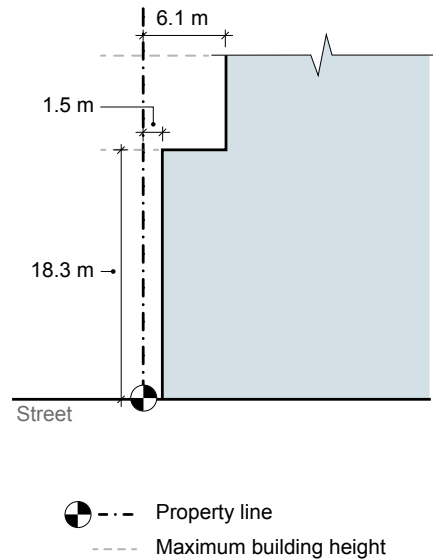
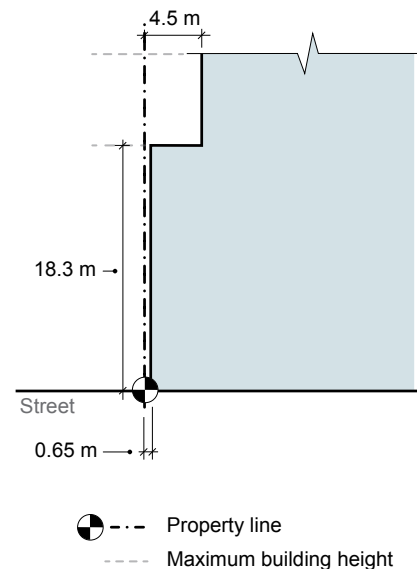
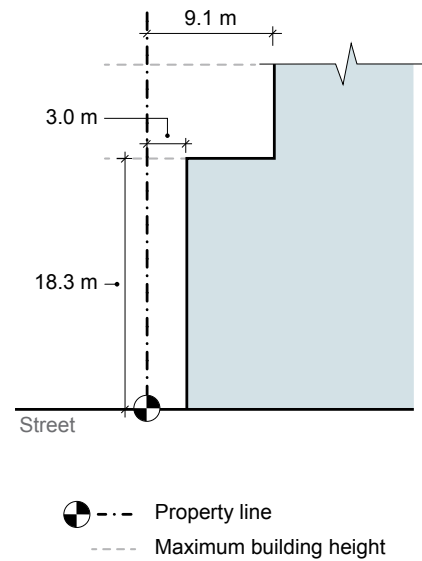


Diagram: Building height limit along 3rd Avenue, 4th Avenue and 5th Avenues



- 3.1.2.7 Despite the minimum building setbacks in section 3.1.2.2 above, no setbacks are required for buildings existing as of May 2, 2017.

Diagram: Building height limit at north-south lane between 2nd Avenue and 5th Avenue



4 GENERAL REGULATIONS

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

4.1 Amenity Shares and Affordable Housing Shares

- 4.1.1 For the purposes of this schedule, amenity has the meaning set out in [Schedule F: Affordable Housing Share and Amenity Share Cost Schedule](#) of this by-law.
- 4.1.2 For the purposes of this schedule, the cost of an amenity share or affordable housing share is the amount specified per m² in [Schedule F: Affordable Housing and Amenity Share Cost Schedule](#) of this by-law for the I-1A zoning district.

4.2 Computation of Floor Area

- 4.2.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.
- 4.2.2 Computation of floor area must exclude:
- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
 - (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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length; and
 - (d) storage area associated with an artist studio - class B where the area is provided below the base surface, to a maximum exclusion of 20 m² for each artist studio - class B.
- 4.2.3 The Director of Planning may vary the computation of floor area exclusions in section [4.2.2](#) above for accessory amenity areas, including child day care facilities and recreation facilities, to a maximum of 10% of the total permitted floor area.